PROPERTY OWNERS AND MANAGERS SURVEY, 1995-1996

TECHNICAL DOCUMENTATION POMS-95/96

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PROPERTY OWNERS AND MANAGERS SURVEY, 1995-1996

Technical Documentation

Washington, D.C.

Issued February 1997



U.S. DEPARTMENT OF COMMERCE

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ACKNOWLEDGMENTS

Howard A. Savage and other staff members of the Financial and Marketing Characteristics Branch, under the direction of Peter J. Fronczek, developed the content and provided overall guidance on technical details. In the Administrative and Customer Services Division, Microdata Access Branch, Amanda Shields, assisted by Sylvia Nowlin, coordinated the production of this documentation.

The file should be cited as follows:

Property Owners and Managers Survey, 1995-1996 [machine-readable data file] / conducted by the Bureau of the Census for Housing and Urban Development. —Washington: Bureau of the Census [producer and distributor], 1997.

The technical documentation should be cited as follows:

Property Owners and Managers Survey 1995-1996 Technical Documentation / prepared by Administrative and Customer Services Division, Microdata Access Branch, Bureau of the Census. —Washington: The Bureau, 1997.

For additional information concerning the **tape**, contact Administrative and Customer Services Division, Customer Services, Bureau of the Census, Washington, DC 20233. Phone: (301) 457-4100.

For additional information concerning the **technical documentation**, contact Administrative and Customer Services Division, Microdata Access Branch, Bureau of the Census, Washington, DC 20233. Phone: (301) 457-1214.

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ABSTRACT

Property Owners and Managers Survey, 1995-1996 Microdata File [machine-readable data file] conducted by the Bureau of the Census for the Department of Housing and Urban Development. —Washington: Bureau of the Census [producer and distributor], 1997.

TYPE OF FILE

Microdata.

UNIVERSE DESCRIPTION

The universe is the approximately 29,300,000 privately owned rental housing units in the United States in 1993 that were still rental at the time of the Property Owners and Managers Survey - November 1995 to June 1996. Approximately 16,300 of these units were in sample.

SUBJECT-MATTER DESCRIPTION

The file provides data collected from property owners and managers on various aspects of owning and managing rental housing in the United States. Information is presented on financial characteristics, expenses, management practices, tenant policy, and owner characteristics. Data are for units in both single-unit and multi-unit properties.

GEOGRAPHIC COVERAGE

Data are available for the United States, four census regions, and by inside and outside metropolitan areas (MAs). Neither states nor individual MAs are identified.

TECHNICAL DESCRIPTION

File Structure: Flat

File Size:

Single-Unit File: Unit record = 2,504 logical records; record length = 574 characters

Multi-Unit File: Unit record = 5,754 logical records; record length = 728 characters

REFERENCE MATERIAL

Property Owners and Managers Survey: 1995-1996 Technical Documentation. The documentation includes this abstract, an overview of the survey, data file record layout, and various appendices. It is available from Administrative and Customer Services Division, Customer Services, Bureau of the Census, Washington, DC 20233.

RELATED PRINTED MATERIAL

The Property Owners and Managers Survey Tabulation Package includes over 200 tabulations from the survey. It is available for purchase through HUD User, P.O. Box 6091, Rockville, MD 20849, 1-800-245-2691, FAX 1-301-251-5767.

FILE AVAILABILITY

The file may be ordered from the Administrative and Customer Services Division using the Customer Services order form on the following page. It is available on 9-track tape reel (ASCII or EBCDIC, labeled or unlabeled, 6250 bpi). The file can also be made available on IBM 3480 compatible tape cartridge or CD-ROM in ASCII format.

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OVERVIEW

Introduction

The Property Owners and Managers Survey (POMS) was designed to learn more about rental housing and the providers of rental housing in order to better understand on whom the nation must depend to provide affordable rental housing and what motivates their rental and maintenance policies.

A nationwide sample of approximately 16,300 housing units which were rented or vacant-for-rent in the 1993 American Housing Survey National Sample (AHS-N) was selected, and a questionnaire was mailed to the property owner, manager, or other agent of the owner of each property containing a selected unit. Detailed information was collected on maintenance, management practices, tenant policy, financial aspects of rental property ownership, owner characteristics, and related topics.

Analysts can use survey results to answer the question: Who are the owners of the nation's rental units and do their actions differ greatly between different segments of the rental market? The survey results also can be used to analyze the problems facing owners and managers of rental units, and as an aid in understanding more about what are considered priorities by owners and managers.

POMS Sample

The addresses included in the POMS sample were limited to counties and independent cities in the 438 sampling areas used for the Census Bureau's 1993 American Housing Survey (AHS) National Sample.

Units Included

A unit (and the property containing the unit) was included in the survey if it was a privately owned rental unit in the 1993 AHS-N, and was still rental at the time of the POMS (November 1995 to June 1996). A unit was considered rental if it was either rented for cash rent, occupied by someone other than the owner without payment of cash rent, or vacant but available for rent.

Units Excluded

The following types of units (and the properties containing these units) were either excluded from the original sample, or were identified as being out of the scope of the survey during the conduct of the survey.

- . Units owned by a public housing authority
- . Units owned by the United States Military or any other Federal agency
- . Units that were owner-occupied
- . Units that were vacant, but were available for sale only
- Units that were vacant, but were not available for rent or sale
- . Units used primarily as second or vacation homes
- . Units that were rental at the time of the 1993 AHS-N, but were no longer rental at the time of the POMS (November 1995 to June 1996)

File Structure

There are two files available.

- 1. Units in single-unit properties which include:
 - . Single-family detached houses
 - . Single-family attached houses, rowhouses, or townhouses
 - . Single housing units attached to a business
 - . Condominium units (house or apartment)
 - . Cooperative units (house or apartment)
 - . Mobile homes
- 2. Units in multi-unit properties (two or more housing units) which include:
 - . Units in apartment buildings or complexes (non-condominium or cooperative)
 - . Single-family houses with an extra unit such as a garage, attic, or basement apartment
 - . Units in duplexes or triplexes
 - . Units in any other property with two or more housing units

Weighting

There is a single weight for each record. Each record represents the number of units indicated by the Final Unit Weight (variable \$307 (position 566) for units in single-unit properties or M340 (position 720) for units in multi-unit properties).

Relationship to Other Surveys

This survey does not duplicate work done in other Census Bureau surveys or studies that deal with rental units or properties, but can be used to supplement such surveys as the American Housing Survey (AHS) and the Residential Finance Survey (RFS).

Confidentiality

Under Title 13, United States Code, the Census Bureau cannot publish or otherwise release information identifying any individual property or person to any other government agency (Federal, state, or local) or to any private organization.

Since this survey collected information from individuals (property owners and/or their agents), certain financial characteristics on the file have been topcoded to insure that the public use microdata file cannot be used to identify any owner, sample unit, or property. The individual cases above the topcode were assigned the mean value of all cases above the topcode. In some situations, the mean value above the topcode was calculated excluding "outlier" cases (cases with values far exceeding all other cases above the topcode).

AREA CLASSIFICATIONS

UNITED STATES

The 50 States and District of Columbia are the constituent units of the United States.

CENSUS REGIONS

Census Regions are groupings of States that subdivide the United States for the presentation of data. There are four regions:

Northeast Region: Connecticut, Maine, Massachusetts, New Hampshire, New Jersey, New

York, Pennsylvania, Rhode Island, Vermont

Midwest Region: Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Nebraska,

North Dakota, Ohio, South Dakota, Wisconsin

South Region: Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia,

Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma,

South Carolina, Tennessee, Texas, Virginia, West Virginia

West Region: Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada,

New Mexico, Oregon, Utah, Washington, Wyoming

METROPOLITAN AREAS (MAs)

The general concept of a metropolitan area (MA) is one of a large population nucleus together with adjacent communities that have a high degree of economic and social integration with that nucleus. Some MAs are defined around two or more nuclei.

The MA classification is a statistical standard developed for use by Federal agencies in the production, analysis, and publication of data on MAs. The MAs are designated and defined by the Federal Office of Management and Budget, following a set of official published standards. These standards were developed by the interagency Federal Executive Committee on Metropolitan Areas, with the aim of producing definitions that are as consistent as possible for all MAs nationwide.

Each MA must contain either a place with a minimum population of 50,000 or a Census Bureaudefined urbanized area and a total MA population of at least 100,000 (75,000 in New England). An MA comprises one or more central counties. An MA also may include one or more outlying counties that have close economic and social relationships with the central county. The outlying county must have a specified level of commuting to the central counties and also must meet certain standards regarding metropolitan character, such as population density, urban population, and population growth. In New England, MAs are composed of cities and towns rather than whole counties.

On the POMS public use microdata files, the territory, population, and housing units in MAs are referred to as "inside MA." The inside MA category is subdivided into "in central city" and "not in central city." The territory, population, and housing units located outside MAs are referred to as "outside MA."

HOW TO USE THE DATA DICTIONARY

The Data Dictionary describes the contents and record layout of the public-use computer tape file. The first line of each data item description gives the data name, size of the data field, the begin position of the field, and the range of the values.

The next few lines contain descriptive text and any applicable notes. Categorical value codes and labels are given where needed. Comment notes marked by an (*) may be provided. Comments should be removed from the machine-readable version of the data dictionary before using it to help access the data file.

Data. Alphabetic, numeric, and the special character (-). No other special characters are used. It may be a mnemonic such as "VALUE". Data item names are unique throughout the entire file.

Size. Numeric. The size of a data item is given in characters. Indication of implied decimal places is provided in notes.

Begin. Numeric. Contains the location in the data record of the first character position of the data item field.

Category Value. Numeric. Contains the range of values for the given data item.

The first line of each data item description begins with the character "D" (left-justified, two characters). The "D" flag indicates lines in the data dictionary containing the name, size, the begin position and the category values (left-justified) of each data item.

This information (in machine-readable form) can be used to help access the data file. The line beginning with the character "U" describes the universe for that item. Lines containing categorical value codes and labels follow next and begin with the character "V". The special character (.) denotes the start of the value labels. Two examples of data item descriptions follow:

```
D RENT
                    - 10
     Monthly Rent
v
        0000 .Occupied rent free
٧
        0001 .Amount in dollars
٧
        .... .Not applicable
        1127 .Topcode amount
٧
        9997 . Highest possible mean value
٧
              .above topcode (see chapter 12)
        9998 .Not reported
D ELEC
     Electricity included in rent
           1 .Yes
۷
           OM. S
٧
           8 .Not reported
           9 .Not applicable (occupied
             .rent free)
```

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	ų.			
,		·		•

MULTI HOUSING UNIT QUESTIONNAIRE FACSIMILE

OMB No. 0528-0174: Approval Expires 09/30/96

FORM POMS-101

U.S. DEPARTMENT OF COMMERCE BURRAU OF THE CENSUS ACTING AS COLLECTING AGENT FOR DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PROPERTY OWNERS AND MANAGERS SURVEY MULTI HOUSING UNIT PROPERTIES

A. Rental unit

B. Owner/manager identification

This questionnaire concerns the rental unit identified in item A and the property of which it is a part. The questions are about the characteristics, both physical and financial, of the property, expenses incurred in managing the property, property management issues, tenant relations and the like

. Are you currently the owner, above?	, manager, or agent of the rental unit iden	tified in iten. A	
ı∏Yes			
Please turn to question 1a	on page 2.		
-2□No			
. Can you provide the name, a manager of the property?	iddress, and/or telephone number of the cu	rrent owner or	
locating someone knowledge	rovide in the block below will be helpful to the eabout the property. After completing the aire in the envelope provided. Thank you.	Census Bureau in information below,	
ı∏Yes			
Name	Title		
Address			
City	State	ZIP Code	
Telephone number (including	g area code)		9
			,
2□No, don't know anything at	bout this property		
[2] [4] [4] [4] [4] [4] [4] [4] [4] [4] [4			

1a. Is the rental unit identified in item A on the front cover part of a property OWNED by a public housing authority?	
I □Yes No	
SKIP to item 2a	
b. What is the name of the public housing authority?	
######################################	
\$ SKIP to item 80, page 31	
2a. Is the rental unit part of a property OWNED by the United States Military or by any other Federal agency?	
rederat agenty	
F2□No	
SKIP to item 3a	
b. What is the name of the installation or agency?	
•	
SKIP to item 80, page 31	
3a. Is the rental unit identified in item A on the cover —	
Rented for cash rent?	
2 Qccupied by someone other than the owner without payment of cash rent? 3 Vacant, but available for rent? (Include units that are both for rent or for sale and units that are rented but not yet occupied.)	
(₄ □ Vacant, available for sale only?	
Used primarily as a second or vacation home by the owner or people who rent on a daily, weekly, or short-term basis?	
SKIP to item 80, page 31	
b. Is the rental unit a—	
Unit in a property with two or more housing units?	
(2 Single family detached house? 3 Single family attached house, rowhouse or townhouse (not a condominium)?	
J ₄□Single housing unit with business?	
∫ 5 □ Condominium? 6 □ Co-operative?	
U₁□ Mobile home?	가 하는 경험하다. 레르지를 하고 있습니다
SKIP to item 80, page 31	
GO to Item 4a, page 3	
<u>은 아마다 아마다는 아마는 역사를 하면 함께 하는 것들로 가려왔다. 현재가 살아 있다. 그런 그런 그런 그는 그를 하게 하는 것들은 그는 것으로 살아온다. 그는 그를 하는 것으로 되었다면 하는 것으로 </u>	

RENTAL UNIT CHARACTERISTICS			
The following questions refer to the specific RENTAL UNIT identified in i the front cover of the questionnaire.	tem A on		
4a. What is the monthly rent for the rental unit identified in item A? (If vac what is the asking rent?) \$00 OR -0	ant,		
SKIP to item 7 b. Are the following included in the rent?	YES	NO	NOT USED
(1) Electricity		2 []	I ONED
	10	2□	, D
(3) Fuel oil or other fuels	ıП	2 🗍	3 🔘
(4) Water	i i i	2 🗆	
(5) Trash collection	10	2□	
C. Is the monthly rent for the tenant occupying the rental unit partially or completely paid by — Mark (X) ALL that apply. i			
5. Is the rental unit under rent control, rent stabilization, or some other type of rent regulation? Yes, under rent control or rent stabilization 2 Yes, under some other form of rent regulation 3 No			
6. What is the length of lease for the rental unit? 1 Less than one year or month-to-month 2 1 year 3 More than 1 year but less than 2 years 4 2 years 5 More than 2 years 6 No lease required			

*17 s	Did the rent for the rental unit identified in item A change between the previous tenant and the current tenant? (If vacant, is the asking rent different than for the previous tenant?)
	1 ☐ Yes, rent increased 2 ☐ Yes, rent decreased 3 ☐ No change 4 ☐ No previous tenant in this unit
eninnessenim commission (tellision)	
8a.	Is the rental unit handicapped-accessible?
T.	– 1 □ Yes – 2 □ No
*	SKIP to item 8c
b.	Did the tenant share in the costs of handicapped-accessibility improvements?
analyse remain	[i□Yes 2□No
	2 □ NO 3 □ Don't know
	SKIP to item 9a
C.	If the rental unit were to be made handicapped-accessible, would the tenant share in the costs of improvement?
	ı □Yes
	2□No 3□Don't know
9а.	In the last two years has the rental unit been inspected by a local housing inspector?
ſ	– LYes
1	(2□No 3□Don't know
	SKIP to item 10, page 5
b.	
	What was the result of the inspection? □ Passed inspection
	2 □ Passed inspection subject to repairs being made
	3 □ Did not pass inspection, but passed reinspection 4 □ Did not pass
	s ☐ Don't know
	왕조는 보다 한 시간에 발표되는 그는 그리고 보고 있는데 보고 되는데 한 경험을 받았다. 그런 그리고 보고 되었다는데 보고 함께 함께 함께 함께 하는데 보고 되었다. 2008년 - 1918년
	마음에는 보고 있는 그 전에 마음에 마음에 있는 것이 되는 것을 하는 것을 보고 있다. 현재 전에 되었는데 그리고 있는데 현재를 받았습니다. 보고 있는 것들은 것이 하는 것이 되었는데 한 것을 하는 것을 하는데 되었습니다. 것을 하는 것을 하는

10.	In the last 5 years, was any of the following work done to the rental unit identified in item A?	YES	IN WHAT YEAR?	NO OR NOT NEEDED	PON.1
a.	Interior painted	,□->	1 9]	2□	3□
b.	CENSUS USE ONLY				
C	Some or all kitchen appliances replaced	:□>-	_1[9]_]_	2□	3□
d.	Some or all bathroom fixtures replaced	ı□→	1 9 1	<u>у</u> П	₃□
6.	Carpets replaced	ı 🗆 🥕	1 9]	2 🗀	3□
f.	Unit rewired	ı □ >	1 9 1	2□	3□
g.	Lead-based paint removed or covered	₁□->	1 9	2□	.□
	Radon vented to the outside	ı□→	1 9 1	2□	эŪ
Ť.	Asbestos removed or covered	ı П>	1 9]	2□	зД
j.	Inspection or spraying for pests	з П- *	1 9]	2□	3□
k.	Heating/air conditioning unit repaired	ı П->-	1 9 1	2□	3CI
l.	Building roof repaired or replaced	ı 🗆 🥕	1 9]	2□	зП
TT.	Other major repairs to the unit – <i>Specify p</i>		1 9		
		, D ->		2□	
		, □ >	1 9		
) 	;□>	1 9		
ORM POMS 10	1 (8-1-95)	Secondary Commencer			Page 5

FORM POMS: 101 (8-1-95)

	PROPERTY CHARACTERISTICS
4 %	When was the building containing the rental unit identified in item A originally built?
	☐ 1990 or later – Enter the year 🕝
	1 9 J
	1985-1989 1980-1984 1970-1979 1960-1969 1950-1959 1970-1949 1910-1939 1910-1939 1910-1939 1910-1939 1910-1939
122.	What type of heating equipment is used MOST to heat the building containing the rental unit identified in item A?
	Mark (X) only ONE box.
	Central warm-air furnace (with air vents or ducts to the individual rooms) Steam or hot-water system (radiators or other system using steam or hot water) Steam or hot-water system (radiators or other system using steam or hot water) Electric heat pump Other built-in electric units (permanently installed in wall, ceiling, or baseboards) Floor, wall, or other built-in, hot-air heater without ducts Room heaters which use kerosene, gas, or oil which are VENTED to the outside through a chimney, flue, or pipes Room heaters which use kerosene, gas, or oil which are UNVENTED Portable electric room heaters Stove(s) Fireplace(s) WITH inserts (installed equipment designed to circulate more heat into the room) Fireplace(s) with NO inserts Other - Specify 2
5	is □ None IKIP to item 12c, page 7
120.	What fuel is used MOST to heat the building?
	Mark (X) only ONE box. □ Electricity □ Gas □ Fuel oil □ Kerosene or other liquid fuel □ Coal or coke □ Wood □ Solar energy □ Other - Specify □
Page 6	9 □ None . FORM POMS-101 (8-1-95)

12c.	What fuel is used MOST to heat the water for the building?
	Mark (X) only ONE box
	1 ☐ Electricity 2 ☐ Gas
	₃ 🗆 Fuel oil
	4 ☐ Kerosene or other liquid fuel s ☐ Coal or coke
	6 □ Wood 7 □ Solar energy
	a □ Other – Specify
	9 □ None
	The following questions refer to the PROPERTY. The term PROPERTY refers to all land and buildings that include the rental unit identified in item A on the front
	cover and that are included under a single deed.
13.	How many BUILDINGS containing residential units are there on this property?
	Buildings
14.	How many residential housing units (separate living quarters) in this property are —
	Vacant for sale only?
	Vacant for rent only?
	Vacant for either rent or sale?
	Vacant, not available for rent or for sale?
15.	How many residential housing units at this property are rented furnished? Do not include units that provide appliances only.
	.e □ None
	ṇ고 그렇다는 마음을 다고 살을 받고 않는데 하는데 하는데 하는데 되는데 가장 하는데 되는데 말라는데 하는데 되었다.
	Furnished units 1970 1974 1975 1976 1976 1976 1976 1976 1976 1976 1976
16.	How many residential housing units at this property are occupied rent free? Include an owner-occupied unit as rent-free.
	Rent-free units

7.	Are any of the units in this property under rent control, rent stabilization, or some other type of rent regulation? Mark (X) ALL that apply.					
	T ☐ Yes, one or more units are under rent control or rent stabilize ☐ Yes, one or more units are under some other form of rent real No					
	Are the following amenities available to the tenants?	YES-free or included in rent	YES-for additional fee	NO NO		
ā.	Mark (X) ONE box on each line. Air conditioning	1	2 П	зП		
b.	Covered off-street parking such as a garage or carport	l ju	2 П	₃□		
۲.	Uncovered off-street parking such as a parking lot	1.0	20	зД		
ci.	Swimming pool	<u> </u>	žП	зП		
C =	Shuttle bus service	ļ ,u	2□	١Ο.		
f.	Secretarial/message service	10	2□	₃□		
g.	Common room(s) for parties, etc.		2□	•□		
h.	Organized social events	J	2□	зП		
.	Electronic security systems for individual units		2□	зП		
j.	Cable television	J	20	3□		
k.	Athletic facilities such as tennis courts, exercise room, etc.	. □	20	зП		
1.	Laundry appliances in unit		2 Π	эП		
m.	Common laundry room	Į įD	2 	3 <u>0</u>		
Della		YES		NO ₃□		
	Elevator					
	Security system and/or protective service for the property			3□		
p.	Automatic sprinkler system for fire suppression			3 0		
Q.	Play area with equipment for children	,,,		э П		

/ 19.	In the last 5 years, have any of the following capital improvements or upgrades been made or started at this property? Capital improvements are additions to the	YE5	IN WHAT YEAR?] NO	DONT
a.	property that increase the value or upgrade the facilities. Upgrading of heating system	10	1 9 1	2□	эŪ
b.	Upgrading of the property's plumbing system	, _□ ->	1 9	2□	3□
•	Addition or upgrading of air conditioning system	10>	1 9 1	2.	3□
đ.	Replacement of kitchen facilities	1□>	1 9 1	zП	3 Д
•	Renovation of bathroom facilities	₁□>	1 9]	2□	□
f.	Addition of a security system	<u>Г</u>	1 9 1	2Д	ıΠ
g.	Addition of a swimming pool	· []>	1 9 1	эΩ	зП
ħ.	Addition of off-street parking	10>	1 9 1	2П	зО
***	Addition of a playground or play area	<u>1</u> □->	1 9 1	20	эD
j.	Addition of handicapped/universal access improvements	ı □>	1 9 1	žП	3□
		;	1 9 1	2□	
	Does the owner employ anyone to manage this propert Mark (X) all that apply. 1 ☐ Yes, a resident manager or superintendent 2 ☐ Yes, a non-resident manager 3 ☐ Yes, a management company				
	4 ☐ No, owner manages this property → SKIP to item 21a, j Does the manager or management company —	Dage IV		YES	NO
	(1) Collect rent?			ıП	_2□_
	(2) Take applications and select new tenants?			10	ZD
	(3) Initiate evictions? (4) Make decisions on small maintenance or repair jobs			1.	2 🗆
	(5) Make decisions on large maintenance or repair jobs			1 <u>1</u>	2 D 2 D
	(6) Make mortgage payments?			• • • • • • • • • • • • • • • • • • •	2
	(7) Make tax payments or prepare tax estimates?			ıП	20
RM POMS 101 ((8) Initiate legal actions other than evictions?			1	≥□ Page 9

20c.	How long has this property been under the current management?
	ı □ Less than 1 year
	2 □ 1 up to 3 years 3 □ 3 up to 5 years
	3 □ 3 up to 3 years 4 □ 5 years or more

4101.	What were the total actual receipts from rent for ALL residential housing units in this property for the last year for which you have complete records?
b.	For what twelve month period are the receipts above reported?
	Month Year Month Year
	FROMTO
00000000000000000000000000000000000000	
ZZa.	Are there any commercial (nonresidential) units in this property such as a rental office, doctor's office or any other business establishment?
	-1□Yes
I I	-2□No
1	SKIP to item 23
b.	What percent of the total floor space in this property is used for
	commercial (nonresidential) purposes?
	Percent
	What were the total actual receipts from rent for ALL commercial units in
	this property for the last year for which you have complete records?
	rak ni kalijing king na pisak ing pangkan pangkan pangkan kalipan kalipan pangkan kalipan kalipan kalipan kali Pangkan kalipan pangkan pangkan pangkan pangkan pangkan kalipan kalipan kalipan pangkan kalipan kalipan kalipa
a.	For what twelve month period are the receipts above reported?
	Month Year Month Year
	FROM
23.	What percentage of gross rental income from this property is spent on regular
Ø ₂₀₀ 000 €	maintenance? Include income from both residential and commercial units. Exclude
	expenditures for capital improvements
	1 □ None (0 percent) 2 □ Less than 5 percent
	₃ 🗌 5 to 9 percent
	4 ☐ 10 to 19 percent
	is
	7 ☐ 40 to 49 percent
	s ☐ 50 to 74 percent
	9 日 75 percent or more

year for which you have complete records? Do NOT include expenditures for capital improvements reported		
in item 19 on page 9. Do not double count costs; include operating costs in one category only.		RLY COST OR
(1) Advertising	\$.00
(2) Auto and travel	\$.00
(3) Cleaning	\$.00
(4) Commissions	\$.00
(5) Property insurance	\$.00
(6) Legal and other professional fees	\$.00
(7) Management fees	\$.00
(8) Mortgage interest paid to banks, etc.	<u> </u>	.00
(9) Mortgage insurance	\$.00
(10) Other interest	<u>_</u> s	.00
(11) Repairs and maintenance	\$.00
(12) Supplies	\$	00_
(13) Real estate taxes	<u></u>	
(14) Utilities (electricity, gas, water and sewer, and fuel oil)	\$.00
(15) Tenant referrals	\$	
(16) Grounds/lawn care; snow removal	\$	00
(17) Trash collection	_\$.00
(18) Personnel/labor costs	\$.00
(19) Ground rent or special assessments	\$.00
(20) CENSUS USE ONLY		
(21) Other operating costs not listed above	\$ 100 mm and a 100	.00
For what twelve month period are the operating costs above Month Year Month Year FROM TO	reported?	

Page 11

25.	Which category best describes the CURRENT maintenance PROGRAM for this property?
	1 Most maintenance postponed, major problems handled as quickly as possible 2 Most minor problems postponed, major problems handled immediately 3 All maintenance handled immediately and preventive maintenance practiced
26.	Which category best describes maintenance PLANS for this property over the next three years?
	I ☐ Most maintenance postponed, major problems handled as quickly as possible Description of the postponed of the problems handled immediately Description of the postponed of the problems handled immediately and preventive maintenance practiced
27	Does this property benefit from —
	Do not include FHA, VA, or FmHA insurance or guarantees as a "benefit"
	Mark (X) ALL that apply.
	□ A government-sponsored below-market interest rate loan? □ A government rental subsidy (such as Federal Section 8 payments to the project)? □ A government grant for capital costs such as Section 202 or CDBG? □ Property tax relief? □ Federal income tax credit for low-income, old, or historic properties? □ Accelerated Federal income tax depreciation for low- and moderate-income properties? □ None of the above □ Don't know
28a.	Is this property ELIGIBLE for LIHTC (Low-Income Housing Tax Credits)?
	□Yes
	2 □ No 3 □ Don't know
1 100000000	Of to ken 29a
└ > b .	Does this property RECEIVE LIHTC?
	a □ Yes
	2 □ No 3 □ Don't know
29a.	Did this property make a profit last year?
	Mark (X) only ONE answer.
	(□Yes 2□No, broke even
	3 ☐ No, had a loss
	4 □ Don't know or not sure
b .	Compared to similar properties in this area, do you think this property has been less profitable, more profitable, or about the same in the past year?
	₁ ☐ Less profitable than similar properties
	2 ☐ More profitable than similar properties
	3 ☐ About the same as similar properties 4 ☐ Don't know or not sure
C.	In the past year, have the property values in the neighborhood where this property is located increased, decreased, or remained about the same?
	5.1. [18] 水道湖南南湖南南南南南南南南南南南南南南南南南南南南南南南南南南南南南南南南南
	(*) □ Increased 語名 (Extract) 、
	3 Remained about the same

	When there is a vacancy at this property, do the follow properties compete with this property for new tenant	wing kinds of	Y	ES NO	DON'T\ KNOW
a.	Privately owned, nonsubsidized properties in the area		1	J 2D	ĵĮ
b.	Privately owned properties that accept Section 8 rent youch	iers/certificates		J 2D	3□
€.	Privately owned properties with other subsidized units (not	Section 8)		J 20	•□
d.	Public Housing		1 11	J 2□	3 □
•	Other kinds of competitors – Specify 7		1	J) 🗆	
\[\sqrt{\sq}}}}}}}}}}} \simptintiles \sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}}} \sqrt{\sq}}}}}}}}}} \sqrt{\sqrt{\sqrt{\sq}}}}}}} \sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}}} \sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}} \sqititen} \sqrt{\sq}}}} \sqrt{\sqrt{\sqrt{\sq}}}}}}} \sqrt{\sqrt{\sqrt{\sq}}}}}} \sq	is this property NOW being marketed to new tenants? -1	одом до том от			<u>Policial monitorer reneral de la venue a como autoritorio de la venue a como al venue a como al venue a como al venue a como al venue a como a como al venue a como a co</u>
b .	Are any of the following types of advertising NOW used to market this property?		Yf	s NO	DON'T KNOW
	(1) Newspaper ads		1:	J ,O	3.0
	(2) TV/radio ads		11	J 20	3□
	(3) Apartment property guides		1 1] 20	₃□
	(4) Multiple Listing Service (Board of Realtors)		1.0] 20	3□
	(5) "For Rent" sign at the property		ı.	J , Z	3□
	(6) Word-of-mouth referrals through tenants	***************************************	l ı [Э	3□
	(7) Some other means – Specify 7		ı]]	
Ċ	What changes are planned in the following types of advertising in the next year?	PLAN TO US LESS M OFTEN OF	ORE TEN	NO CHANGE PLANNED	HAVE NO PLAN
	(1) Newspaper ads	ı CJ		3□	4 □
	(2) TV/radio ads	, П		3 口	4 —
	(3) Apartment property guides	1 . .		зЦ.	4
	(4) Multiple Listing Service (Board of Realtors)			зП	4 П
	(5) "For Rent" sign at the property			зŪ	4 U
	(6) Word-of-mouth referrals through tenants			3□	аП
	(7) Some other means – Specify Z	1 D 2	П	3□	4 🗇

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(32a.	Have a	any of the following methods been used to screen potential tenants is property?	YES	NO /
		Personal interviews	ا ال	2Д
	(2)	Responses on the application form	, C	ZD.
	(3)	Credit references or credit checks	ıΟ	z□
	(4)	Employment checks or employer references	ıΩ	20
	(5)	Personal references	ıΩ	2 🔲
	(6)	Bank references	1 🗇	20
	(7)	References from previous rental agent/owner/property owners association	ŧ []	2П
	(8)	Proof of meeting minimum income requirement	·O	2[]
	(9)	Some other means - Specify 7	ıД	2 🗆
b.	Which	number from above is the MOST important?		est to the second secon
		Number (1873) The control of the con		3.6m to 1.6m t
	prope - □ Ye	past two years, has anyone who wanted to become a tenant at this rty been rejected?		
D.	What	were the reasons for the rejection(s)?	YES	NO
	(1)	Performance in personal interview	ıD	20
	(2)	Responses to the application form	ıΠ	20
	(3)	Credit or credit references	з 🗆	2 🗆
	(4)	References from employer or employment history	ıO	žD
	(5)	Personal references	įΟ	2 🗆
	(6)	References from previous rental agent/owner/property owners association	ıD	<u> </u>
	(7)	Insufficient income to meet minimum requirements	О	2 🔲
	(8)	Unit too small for the number of persons in the household	1	1,20
	(9)	A record of disruptive behavior in previous residences	эΠ	20
	(10)	Applicants do not "fit in" with other residents		20
	(11)	Type of occupation = Specify ⊋	1 🗖	2□
	(12)	Other reasons – Specify 🗷	ıΟ	2 🗇

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and the second second second		Paris de la constanta de la co
(34.	What are the most important factors considered when setting rents at this property? Mark (X) ALL that apply:	
	↑□ Last year's rent plus inflation adjustment	
	2 ☐ Last year's operating costs, including debt service on mortgages	
	3 ☐ Expected operating cost increases for the coming year	
	4 ☐ Effect on tenant turnover	
	5 Demand for rental units in the area	
	6 ☐ Vacancies at this property 7 ☐ Vacancies in the area	
	© Rents for similar units at other properties in the area	
	g ☐ Governmental rent restrictions or guidelines	
	to ☐ Other factor(s) – Specify 7	
	사람들은 발생하게 하는 사람들은 사용하는 경우 이 중요한 경우 보다는 사람들이 되었다. 그 사용 중요하는 사용 모든 경우 등 기가 되는 것은 모든 것을 모든 것을 받았다. 그는 것은 모든 것을 모든 	
Marine named grand Marin	n □ Þon't know	
35.	What was the turnover rate at this property in the past 12 months?	
	○ None (0 percent) □ Less than 5 percent	
	2☐5 to 9 percent	
	3 ☐ 10 to 19 percent	
	≥ 20 to 49 percent	
	s ☐ 50 percent or more	
***************************************	6□Don't know	
36a.	Are any of the following changes currently taking place or planned for this property?	
	Mark (X) ALL that apply (1) (1) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	
	[1 Converting the residential rental units to condominium or cooperative ownership	
	2 ☐ Converting some or all residential rental units to nonresidential use	
_		
	4 ☐ Combining units to create larger units	
	Is DWorking to change the tenant population	
	_ r □ None of the above	
	12 □ Don't know	
	SKIP to Item 36d, page 16	
b.	To achieve the above changes for this property, is the management actively	
	trying to increase tenant turnover?	
1	- 2 및 No Pite 전 () 환경 시간을 하는 사람들이 된 경찰을 보고 하는 사람들이 하는 사람들이 하는 것을 하는 것을 하는 것을 하는 것을 받았다.	
	SKIP to Item 36d, page 16	
	What techniques are used to increase tenant turnover at this property?	
	Mark (X) ALL that apply	
	1 □ Rent increases	
	2 Decreasing the level of maintenance	
	↑ 3 □ Decreasing services to the tenant	
	4 Charging fees for previously free services	
	Ls \square Other technique(s) – Specify $_{\mathbb{Z}}$	
	KIP to Item 37, page 16	
DRM POMS 101	(8-1-65)	

5.15

36d.	Is the management actively trying to minimize tenant turnover at th property?	is	Milliografia (Maria Maria Mari	937466000004745000047450001
T,	ı □ Yes - 2 □ No			
*	SKIP to item 37			
e.	Why is the management trying to minimize tenant turnover at this p	roperty?		
	Mark (X) ALL that apply.			
	To maintain a stable tenant population □ To retain desirable tenants □ To minimize turnover costs □ To lower maintenance costs □ Other reason(s) – Specify □			
f ,	What techniques are used to minimize tenant turnover at this proper Mark (X) ALL that apply.	ty ?	October (American Company)	
	I ☐ Rent concessions or reductions ☐ Increasing the level of maintenance ☐ Redecorating or upgrading the units ☐ Making other improvements to the property ☐ Improving services to the tenants ☐ Other technique(s) — Specify Z			
enementes es en en estadore e La entra de la	In the past year, have any real estate tax abatements or refunds been received on this property for any of the following reasons?	YES	МО	DON'T KNOW
3.	For historical preservation	ıΩ	2□	з 🔲 🔃
b.	Because the property houses low-income tenants	Ц	2□	3□
€.	Because the property is in a low-income area	,U	žП	зП
d.	Because the property is in a targeted economic development area	ıП	2□	3□
e.	Because of a real estate tax appeal or assessment	l (O	2 —	3□
* .	For some other reason – Specify Z	1 10	20	Section 1
38.	How familiar are you with the Section 8 rental subsidy certificate or	voucher pro	ogram?	
	ı □ Very familiar 2 □ Somewhat familiar 3 □ Not at ali familiar			

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29.	In the past 6 months, about how many inquiries have been received asking whether this property accepts tenants who hold Section 8 youchers or certificates?
	ı □None
	2 ☐ Fewer than 5 inquiries
	a □ 5 to 9 inquiries a □ 10 to 19 inquiries
	s 🗆 20 ta 49 inquiries
	s ☐ 50 to 99 inquiries
	7 ☐ 100 or more inquiries 3 ☐ Don't know how many inquiries
natural de la company de l La company de la company d	
4Ua.	Under the current ownership have there EVER been tenants at this property whose rent was partially or completely paid with Section 8 rental subsidy certificates or vouchers?
·	- i □ Yes
1	-2 □ No
	SKIP to item 40c
b.	How many units at this property are NOW occupied by Section 8 tenants?
	Units
€.	Would you accept NEW tenants whose rent is partially or completely paid with Section 8 rental subsidy certificates or vouchers?
	1□Yes → SKIP to Item 41a -2□No
d.	Which of the following reasons describe why you do not want to accept new Section 8 tenants at this property?
	Mark (X) ALL that apply:
	t ☐ Concerned about ability to collect on the vouchers or certificates 2 ☐ Concerned about potential problems with the tenants who are part of these programs 3 ☐ Too many regulations connected with these programs 4 ☐ Too much paperwork and time involved 5 ☐ Rent for units in this property are too high to participate in the certificate and voucher programs (above fair market rent) 6 ☐ Object to governme involvement in antal subsidies 7 ☐ Other reasons - 5pe / 2
Ma.	In the past two years, what percentage of tenants at this property are delinquent in their rent payments in a typical month?
	o ☐ None → GO to item 42a, page 18
	딦딦잗잗딦딦딦딦캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶캶찞찞찞찞찞찞찞
	Percentage 的。 TOT. TOT ID TO MANAGEMENT TO THE TOTAL TO THE
b.	Does delinquency of rent payments for this property cause a minor, moderate, or
	serious cash flow problem? Minor Moderate Serious Serious Serious Moderate Moderate
	こうしょうしょう とうしょうしょ しょうしょしょう しょうしゅ かんなな かにかにから とうしょう しょうしょう 発送的 しゅうき こうしゅう はんしゅう はんしょう しゅうしゅん しゅうしゅ 一覧 しん

53 17

/41c.	In the past two years, how have you dealt with tenan	its who	YES NO
	are delinquent in their rent payments? (1) By notifying the tenants that they are late before taking	10 20	
	(2) By notifying the tenants that they are late and beginn	i	
	(3) By beginning eviction procedures		i 🗆 🗷
	(4) By doing nothing and waiting for the tenants to pay	1 1 2 D	
	(5) Some other way – Specify ⊋	1 2	
d.	Are the characteristics of delinquent tenants at this prodifferent from those who are not delinquent? -1 □ Yes	operty	
	2 ☐ No → SKIP to item 42a	I YES NO	
e.	How are they different? Are they — (1) From low income households?		
			1 2 2 T
	(2) Section 8 certificate or voucher holders?		
	(3) From single-parent households?		1 2 2
	(4) From over-crowded units?		
	(5) From households with teenage children? (6) From young adult or student households?	1 10 20 1 10 20	
	(6) From young adult or student households? (7) From households with one or more unemployed.	1 1 2 T	
	(8) From households with visitors unwelcome to t	<u> </u>	
	(9) From households with visitors unwelcome to t		
	(10) Something else? – Specify Z	1 1	
42a.	In the past two years how often did any of the following happen in any of the units or on the grounds of the property?	NEVER RARELY OCCASION	NALLY FREQUENTLY
	(1) Vandalism to the INSIDE of unit(s)	3□ 2□ 3□] 4□
	(2) Vandalism to the OUTSIDE of building or to common areas	1 2 2 3 E	J a□
	(3) Theft] (D 2□ 3E]
	(4) Loud or disruptive behavior	<u> </u>) #D
	(5) Violence	10 20 30] 4□
	(6) Drug usage)]
	(7) Other undesirable behavior – Specify	1□ 2□ 3□] ₄□
		If ALL answers above 5KIP to item 43a, pac continue with item 4	ie 19, otherwise
Page 18			FORM POMS-101 (8-1-95

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i	2
is property YES 1 1 1 1 1 1 1 1 1 1 1 1 1	2 NO 2
is property YES 1	z □ NO 2 □
ils property YES 1 □	NO 2
YES 1	2 🗆
YES 1	2 🗍
10	2 🗍
10	
	2□
	2□
	2□
D.	2 □
- 0	2□
ılts? ı□	2□
to the	Z□
o the tenants?	zО
30)	2 🗆
	i

K_1Q

43b. In the past two years, how many times has a tenant at this property taken the management to court?	
ı ☐ Never 2 ☐ Once 3 ☐ Twice 4 ☐ 3 to 5 times 5 ☐ More than 5 times	
44a. In the past two years, how many times have tenant eviction procedures been started at this property?	
√ o □ Never	
SKIP to item 45	
1 Once 2 Twice 3 3 to 5 times 4 More than 5 times	
b. How would you describe the legal requirements for eviction in this jurisidiction?	
s □ Very easy 2 □ Easy 3 □ Neither easy nor difficult 4 □ Difficult 5 □ Very difficult 6 □ Don't know	
45. Is there a tenants' council or organization at this property?	sianidim-schoolinselum-s
1 ☐ Yes 2 ☐ No 3 ☐ Don't know	
46a. What best describes the household income of tenants at this property?	
Mark (X) only ONE answer.	
ı ☐ Mostly low income 2 ☐ Mostly middle income	
a□ Mostly upper income a□ Somewhat diverse, with low and middle income tenants	
s □ Somewhat diverse, with middle and upper income tenants 6 □ Very diverse, with low, middle, and upper income tenants 7 □ Don't know	
b. Has the income mix at this property changed in the past two years?	
Γ □ Yes Γ □ Z □ No	
SKIP to item 47, page 21	
₹ C. Has it become —	
Mark (X) only ONE answer.	
ı ☐ More low income? 7 ☐ More middle income?	
3 More upper income? 4 More diverse with incomes at the low, middle, and upper levels? 5 Don't know	

47.	Do the following regulations or restrictions make it difficult to operate this rental property? Exclude Federal, state, or local income tax codes	NO	YES, A LITTLE	YES. SOMEWHAT	YES, A LOT		
a.	Lead-based paint requirements	10	žП	3□	4 □		
b.	Asbestos requirements	ı.D	ΣП	, □	4□		
¢.	Waste disposal requirements	ıП	2□	3□	å□		
d.	Radon requirements	з□	20	3□	¢ □		
S.	Water quality standards	l ıD	2П	зП	40		
Ť.	Zoning or property usage	·O	2□	3 □	٠Π		
g.	Parking restrictions in and around this property	ıП	2 П	3 □	∗□		
ħ.	Limits on types of utility hook-ups allowed	ıO	zП	3□	4 		
i.	Rent control, stabilization, etc.	ìП	zП	3 □	4 □		
,	Americans with Disabilities Act	ıП	2□	3 🗆	å□		
k.	Historic preservation restrictions	ıП	2□	3□	å□		
Washing and the same of the sa	Local property taxes	з . Д	2□	3 🗆	4□		
n.	Other regulations or restrictions – Specify 🝃	ıΩ	20	3□	4□		
**************************************	Ba. Does the local government, other than the courts, offer assistance in resolving disputes between tenants and the property management?						
	(1) Providing the opportunity for issues to be discussed	iatan ear	ly stage?	i D	2 🔲		
	 (2) Providing mediators or arbitrators to resolve disput (3) Other means? - Specify ₽ 		n parties	· · · · · · · ·	2□		
	(3) Other means? – Specify 7	_ , □	7 □				
	C. Is there a mechanism other than the courts to arbitrate or mediate disputes between property owners and local government?						

— i □Yes Ç z □ No		
SKIP to note on page 23		
3. How many?		
Number of contacts		
C. In general, how satisfied were y	ou with your contacts with hub:	
ı □ Very satisfied 2 □ Satisfied		
₃ ☐ Neither satisfied nor dissatisfied ₄ ☐ Unsatisfied		
s ☐ Very unsatisfied		
	상 합성 전 이 사람이는 기존한 경험을 통해 없었다. 주요한 일 사람이 하는 사람들은 사람들이 되었다.	
医乳腺性坏疽 医乳头皮 使自然的 化二氯基 化多氯化 化二氯化物 经工作 化二甲基二甲基二甲基二甲基二甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基		

Note: The remaining items on this questionnaire are owner-oriented. They include questions about the acquisition and financing of the property and characteristics of the owner.

If the person answering this questionnaire is the owner of the property, please complete the remaining questions.

If the person answering this questionnaire is not the owner, but is the manager or other agent of the owner, please:

- Review the remaining questions and complete those you can answer.
- If any questions remain unanswered, provide the name, address, and telephone number of the owner in item 78 on page 31.
- Return the questionnaire in the pre-addressed envelope provided.

50.	In what year was the property acquired by the present owner?
	If the land was acquired before building on it, report the year the building was built. If there is more than one building included in the property, answer for the one containing the rental unit identified in item A on the cover.
	1 9 1
51.	How was this property acquired?
	i□By purchase □ Through a tax free exchange of rental property □ By foreclosure or assignment □ Through some other manner – Specify □ Through some other manner – Specify □
1	广5日By inheritance or gift f
	SKIP to Item 56a, page 24
gra 10%	
and the first	What were the owner's reasons for acquiring this property? Mark (X) ALL that apply.
	a
b.	Which number from those marked above was the MAIN reason for
	acquiring this property?
	Number
	BANGERE (1984년 1984년 1985년 1984년 1984년 1984년 - 1984년

53.	. What was the purchase price for this property? Exclude closing costs.					
	\$.00 					
54.	How was the acquisition of the property financed?					
	Mark (X) only ONE box.					
	Placed one new mortgage (land contract, etc.) Placed two or more new mortgages Assumed a mortgage(s) already on the property Assumed a mortgage already on the property AND placed a new mortgage Borrowed using assets other than this property as collateral Paid all cash – no borrowing Some other manner – Specify					
55.	What was the major source(s) of equity or down payment for this property? Report all sources that accounted for one third or more of the down payment. If bought entirely with cash, report the source(s) of the cash.					
	1 Sale of land or other real estate 2 Sale of previously owned stocks, shares or other securities 3 Sale of stock or partnership shares for this project 4 Owner's cash, bank deposits, share accounts, or bonds 5 Borrowing using assets other than this property as collateral 6 Other cash source − Specify Z					
	>□Non-cash source — Specify 📝					
	s ☐ No down payment required 9 ☐ Don't know					
56a.	About how much do you think this property would sell for on today's market? If you do not know, give your best estimate.					
	\$.00					
b.	On what did you base your estimate of current market value? Mark (X) ALL that apply.					
	a ☐ Assessed value of property Consider the properties of similar properties in area Consider the properties of the properties of the properties in area Consider the properties of the proper					
Page 24	FORM POMS-101 (6 ± 95)					

(57a.	What are the reasons for continuing to own this property today?
	Mark (X) ALL that apply.
	As a future residence for self or family member(s) To provide affordable housing in the community For income from residential rents For long-term capital gains To convert from residential to nonresidential use As a tax shelter for other income As retirement security As future security for family member(s) Currently for sale, but not yet sold
	© Can't sell because mortgage is higher than current value □ Want to sell but no buyers interested at current asking price □ Other reasons – Specify □
b.	Which number from those marked above is the MAIN reason for continuing to own this property today?
	Number
58.	How much longer do you (the owner) expect to own this property? 1 Less than 1 year 2 1 up to 3 years 3 3 up to 5 years 4 More than 5 years 5 Don't know
59.	Would you (the owner) acquire this property today if it were available? 1 ☐ Yes 2 ☐ No 3 ☐ Don't know or not sure
60a.	Is there a mortgage (including deed of trust, trust deed, contract to purchase, land contract), home equity line of credit, or similar debt on this property?
	Mark (X) ALL that apply. (1 ☐ Yes, mortgage, deed of trust, trust deed. 2 ☐ Yes, contract to purchase, land contract, or purchase agreement. 3 ☐ Yes, a line of credit secured by the property or a home equity loan. 4 ☐ Some other loan secured by the property (do not include personal loans or consumer finance loans). -5 ☐ No, there are no mortgages or similar debts on this property.
	SKIP to item 68a, page 27
b.	How many mortgages or similar debts are there on this property?
	Mortgages/similar debts
FORM POM5-101	(A. 1-95)

61a.	Who services the current FIRST mortgage on this property? Mark (X) only ONE box.
	 Commercial bank or trust company Savings and loan association, Federal savings bank Mutual Savings bank Life insurance company Mortgage banker or mortgage company Federally sponsored secondary market agency (FHLMC, FNMA, GNMA, or mortgage pool securities guaranteed by FHLMC, FNMA, or GNMA) Conventional mortgage pool (not guaranteed by FHLMC, FNMA, or GNMA) Other federal agencies (e.g., VA, FHA, FmHA, SBA, etc.)
	Real Estate Investment Trust (REIT) Real Estate Investment Trust (REIT) Pension fund or retirement fund Credit union Finance company (including consumer discount company, industrial bank, cooperative bank) State or municipal government or housing finance agency Individual or Jividual's estate
	other (e.g., real estate or construction company, philanthropic organization, fraternal society, educational endowment, etc.) – Specify 7
b.	Does the servicer also hold the mortgage? 1 ☐ Yes 2 ☐ No 3 ☐ Don't know
62.	What was the face amount of the current FIRST mortgage on this property when made?
	\$.00
63.	Is the current FIRST mortgage on this property insured or guaranteed by —
64.	Is the current FIRST mortgage on this property —
65a.	In what year was the current FIRST mortgage on this property made or assumed? If a mortgage was refinanced or renewed, enter the year of the most recent action.
	What is the current interest rate on the FIRST mortgage? Percent

经现代的	What type of mortgage is the current FIRST mortgage on this property? Mark (X) only ONE box	
	i □Fixed-rate, level payment 2 □Short-term with balloon payment 3 □Adjustable rate mortgage (ARM) 4 □Other – Specify 7	
ing militari		44.044.00.00.00.00.00.00.00.00.00.00.00.
D/d.	How much are the required regular mortgage payments on ALL mortgages on this property?	
	\$.00	
	6	
lr	=o□No regular payments required	
	SKIP to Item 68a	
b.	Per—	
	₁ ☐ Month	
	2 □ Quarter 3 □ Year	
	4 ☐ Other — Specify ⊋	
		HEREBER BOOKS IN
*********		-
58a.	is the owner of this property a —	
68a.	Mark (X) only ONE box	
68a.	Mark (X) only ONE box. □ Individual investor, including joint ownership by two or more individuals, such as husband and wife?	
68a.	Mark (X) only ONE box. 1 □ Individual investor, including joint ownership by two or more individuals, such as husband and wife? 2 □ Trustee for estate?	
	Mark (X) only ONE box. 1 □ Individual investor, including joint ownership by two or more individuals, such as husband and wife? 2 □ Trustee for estate? 3 □ Limited partnership? 4 □ General partnership?	
	Mark (X) only ONE box. 1 □ Individual investor, including joint ownership by two or more individuals, such as husband and wife? 2 □ Trustee for estate? 3 □ Limited partnership? 4 □ General partnership? 5 □ Joint venture?	
	Mark (X) only ONE box. 1 ☐ Individual investor, including joint ownership by two or more individuals, such as husband and wife? 2 ☐ Trustee for estate? 3 ☐ Limited partnership? 4 ☐ General partnership? 5 ☐ Joint venture? 6 ☐ Real Estate Investment Trust (REIT)? 7 ☐ Life insurance cor pany?	
	Mark (X) only ONE box. 1 ☐ Individual investor, including joint ownership by two or more individuals, such as husband and wife? 2 ☐ Trustee for estate? 3 ☐ Limited partnership? 4 ☐ General partnership? 5 ☐ Joint venture? 6 ☐ Real Estate Investment Trust (REIT)? 7 ☐ Life insurance cor pany? 8 ☐ Financial institution other than life insurance company?	
	Mark (X) only ONE box. 1 ☐ Individual investor, including joint ownership by two or more individuals, such as husband and wife? 2 ☐ Trustee for estate? 3 ☐ Limited partnership? 4 ☐ General partnership? 5 ☐ Joint venture? 6 ☐ Real Estate Investment Trust (REIT)? 7 ☐ Life insurance cor pany? 8 ☐ Financial institution other than life insurance company? 9 ☐ Real estate corporation?	
	Mark (X) only ONE box. 1 ☐ Individual investor, including joint ownership by two or more individuals, such as husband and wife? 2 ☐ Trustee for estate? 3 ☐ Limited partnership? 4 ☐ General partnership? 5 ☐ Joint venture? 6 ☐ Real Estate Investment Trust (REIT)? 7 ☐ Life insurance cor pany? 8 ☐ Financial institution other than life insurance company? 9 ☐ Real estate corporation? 10 ☐ Corporation other than real estate corporations? 11 ☐ Housing co-operative organization or stock co-operative?	
	Mark (X) only ONE box. 1 ☐ Individual investor, including joint ownership by two or more individuals, such as husband and wife? 2 ☐ Trustee for estate? 3 ☐ Limited partnership? 4 ☐ General partnership? 5 ☐ Joint venture? 6 ☐ Real Estate Investment Trust (REIT)? 7 ☐ Life insurance cor pany? 8 ☐ Financial institution other than life insurance company? 9 ☐ Real estate corporation? 10 ☐ Corporation other than real estate corporations? 11 ☐ Housing co-operative organization or stock co-operative? 12 ☐ Non-profit or church-related institution or labor union?	
	Mark (X) only ONE box. Individual investor, including joint ownership by two or more individuals, such as husband and wife? Trustee for estate? Limited partnership? General partnership? Joint venture? Real Estate Investment Trust (REIT)? Life insurance cor pany? Financial institution other than life insurance company? Real estate corporation? Corporation other than real estate corporations? Housing co-operative organization or stock co-operative? Non-profit or church-related institution or labor union?	
	Mark (X) only ONE box. 1 ☐ Individual investor, including joint ownership by two or more individuals, such as husband and wife? 2 ☐ Trustee for estate? 3 ☐ Limited partnership? 4 ☐ General partnership? 5 ☐ Joint venture? 6 ☐ Real Estate Investment Trust (REIT)? 7 ☐ Life insurance cor pany? 8 ☐ Financial institution other than life insurance company? 9 ☐ Real estate corporation? 10 ☐ Corporation other than real estate corporations? 11 ☐ Housing co-operative organization or stock co-operative? 12 ☐ Non-profit or church-related institution or labor union?	
	Mark (X) only ONE box. Individual investor, including joint ownership by two or more individuals, such as husband and wife? Trustee for estate? Limited partnership? General partnership? Joint venture? Real Estate Investment Trust (REIT)? Life insurance cor pany? Financial institution other than life insurance company? Real estate corporation? Corporation other than real estate corporations? Housing co-operative organization or stock co-operative? Non-profit or church-related institution or labor union?	
	Mark (X) only ONE box. 1	
	Mark (X) only ONE box. Individual investor, including joint ownership by two or more individuals, such as husband and wife? Trustee for estate? Limited partnership? General partnership? Joint venture? Real Estate Investment Trust (REIT)? Life insurance cor pany? Financial institution other than life insurance company? Real estate corporation? Corporation other than real estate corporations? Housing co-operative organization or stock co-operative? Non-profit or church-related institution or labor union?	
Sk sk	Mark (X) only ONE box. 1	
Sk sk	Mark (X) only ONE box. Individual investor, including joint ownership by two or more individuals, such as husband and wife? Irustee for estate? Limited partnership? General partnership? Joint venture? Real Estate Investment Trust (REIT)? Life insurance cor pany? Financial institution other than life insurance company? Real estate corporation? Corporation other than real estate corporations? Housing co-operative organization or stock co-operative? Non-profit or church-related institution or labor union? Fraternal organization? Other kind of institution? - Specify	
Sk sk	Mark (X) only ONE box. Individual investor, including joint ownership by two or more individuals, such as husband and wife? Irustee for estate? Limited partnership? General partnership? Joint venture? Real Estate Investment Trust (REIT)? Life insurance cor pany? Financial institution other than life insurance company? Real estate corporation? Corporation other than real estate corporations? Housing co-operative organization or stock co-operative? Non-profit or church-related institution or labor union? Fraternal organization? Other kind of institution? - Specify	
Sk sk	Mark (X) only ONE box.	

	The following questions refer to the OWNER of this property. The owner is the individual whose name appears on the legal deed to this property. If this is a general partnership, answer for the lead or operating general partner only. If owned by two or more individuals, answer for any one of the individuals.
69a.	What is the owner's age? Age
b.	What is the owner's sex? □ Male □ Female
Ç.	What is the owner's race? White W
d.	Is the owner of this property of Spanish/Hispanic origin? □ Yes □ No
	- 1 □ Yes - 2 □ No SKIP to item 71a How many TOTAL rental apartment units and/or rental houses does the owner own in this and other properties in the United States? Total number of rental units
71a.	What was the owner's total gross income (before income taxes) in 1994 from ALL sources? 1 ☐ Less than \$10,000 2 ☐ \$10,000 to \$29,999 3 ☐ \$30,000 to \$49,999 4 ☐ \$50,000 to \$74,999 5 ☐ \$75,000 to \$99,999 6 ☐ \$100,000 or more
.	What percentage of gross income came from ownership of THIS property? 1

6	Answer item 71c only if item 70a is marked "Yes"
71c.	What percentage of gross income came from ownership of ALL residential property?
	ı □ 100 percent
	₂□75 to 99 percent
	3 ☐ 50 to 74 percent
	4 ☐ 25 to 49 percent
	s □ 10 to 24 percent
	5 □ 1 to 9 percent
	7□Nane
	TION CONTRACTOR OF THE CONTRAC
72a.	Does the owner contribute time to the maintenance and/or management of this property?
	T Yes
	SKIP to Item 73a
b.	About how many hours per week has the owner spent on the maintenance
	and/or management of this property in the past 12 months?
	o□Less than 1 hour per week
	ı □ 1 to 8 haurs per week
	2 ☐ 9 to 24 hours per week
	3 ☐ 25 to 40 hours per week
	₄□ More than 40 hours per week
73a.	What percentage of the owner's working time is devoted to all aspects of owning and managing residential rental properties?
Ţ	□ 100 percent
	SKIP to Item 74a, page 30
	2 ☐ 75 to 99 percent
	3 ☐ 50 to 74 percent
	4 ☐ 25 to 49 percent
	s ☐ Less than 25 percent
b.	In addition to owning residential rental property, in what other type of work is
	the owner of this property involved?
	Mark (X) ALL that apply.
	☐ Executive, administrative, or managerial
	2 □ Professional (legal, medical, educational, etc.)
	3☐Technical
	A ☐ Administrative support, clerical
	s ☐ Sales
	6 □ Precision craft or repair
	☐ Farming, forestry, or fishing
	s □ Other
	Barrier Committee Committe
	수를 전하 고 모르는 말로 가는 보는 것이 되었다. 그는 그는 그는 그는 그는 그는 그는 그는 그는 것이 되었다. 그는 것이 없는 것이다. 그는 그는 그는 그는 그는 그는 그는 것이다. 그는
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0.000 × 0.000 / 0.00 × 0	Does the owner of this property live AT THIS PROPERTY most of the time?
	– (□Yes
	SKIP to item 76
Į.	−2 🗆 No
b.	Where does the owner live most of the time?
	Mark (X) only ONE answer.
	1 United States (including Puerto Rico)
	2 ☐ Canada 3 ☐ Mexico
	3 □ Mexico 4 □ Central America, South America, the Caribbean
	5 □ Europe
	s ☐ Asia excluding Middle East
	1 ☐ Middle East, North Africa
	8 ☐ Other Africa 9 ☐ Australia, New Zealand, Pacific Islands
	o ☐ Other – Specify 🖫
75.	In the past 12 months, about how often did the owner visit this property?
	₁ ☐ More than once a week
	z ☐ About once a week
	3 ☐ About twice a month
	4 ☐ About once a month
	s □ Less than once a month 6 □ Never or almost never
76.	Teast and the second
/ O.	Where was the owner of this property born?
	Mark (X) only ONE answer.
	ı □ United States (including Puerto Rico) z □ Canada
	3 ☐ Mexico
	₄□ Central America, South America, the Caribbean
	TS oxdot Europe
	6 Asia excluding Middle East
isaya Malaka	7 ☐ Middle East, North Africa s ☐ Other Africa
	s ☐ Outer Africa s ☐ Australia, New Zealand, Pacific Islands
	to ☐ Other – Specify 🗷
77.	How long has the owner of this property owned residential rental property? Include properties other than this one.
	i □ Less than 1 year
	2 ☐ 1 up to 3 years
	3 ☐ 3 up to 5 years
	a 🗆 5 up to 10 years
	s □ 10 years or more

Page 30

78.	Please enter below the i OWNER of the property	name, address, and telephone nu containing the rental unit.	mber of the	
	Name	Ti	tle	
	Address		NOTE: 1-10 FOR MAN 1-10 THE TOTAL AND 1-10 FOR MAN 1-10 F	
	City	State	ZIP Code	
	Telephone number (Include	ding area code)		
79.	Who completed this que	A Marie MA Property and the second a		
	☐ Property owner → 2☐ Property manager 3☐ Other agent of the ow			
¥ 80.	Please enter the name, a completed this question	iddress, and telephone number of naire.	the person who	
	Name	Tit	le	
	Address			
	City	State	ZIP Code	
	Telephone number (Includ	ding area code)		
81.	Would you be interested are available in 1997? 1 ☐ Yes 2 ☐ No	I in receiving a surnmary of the su	rvey results when they	
TU	IANK VOII VE	RY MUCH FOR YO	NID COOREDAT	
	AIBN IOU VE	AT MUCH FOR TO	OUR GOOPERAII	
Ple	ase return this qu	estionnaire in the enclos Bureau of the Census 1201 East 10th Street Jeffersonville, IN 4		

FORM POINS-101 (8-1-95)

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ä.	b.	€.	d.	e.	e e e e e e e e e e e e e e e e e e e	g.	h.
(j ,

SINGLE HOUSING UNIT QUESTIONNAIRE FACSIMILE

OMB No. 0528-0174: Approval Expires 09/30/96

FORM POMS-102

U.S. DEPARTMENT OF COMMERCE BUREAU OF THE CENSUS ACTING AS COLLECTING AGENT FOR DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PROPERTY OWNERS AND MANAGERS SURVEY SINGLE HOUSING UNIT PROPERTIES

A. Rental unit

B. Owner/manager identification

This questionnaire concerns the rental unit identified in item A. The questions are about the characteristics, both physical and financial, of the unit, expenses incurred in managing the unit, management issues, tenant relations and the like.

Please turn to question to on	page 2.	소화 로 일을하고 그를 내 봤
□No		
an you provide the name, add anager of the rental unit?	ress, and/or telephone number of the	current owner or
cating someone knowledge 🗀 e :	ide in the block below will be helpful to the bout the rental unit. After completing to the envelope provided. Thank you	the information below
⊒Y e s		
Name	Title	•
Address		
City	State	ZIP Code
Telephone number (including ar	ea codel	

A CONTRACTOR OF THE PARTY OF TH	
. 8	a. Is the rental unit identified in item A on the front cover part of a property OWNED by a public housing authority?
	—₁□Yes -₂□No
1	SKP to item 2a
, ,	
	b. What is the name of the public housing authority?
	SKIP to item 80, page 30
Ž.	a. Is the rental unit part of a property OWNED by the United States Military or by any other Federal agency?
ſ	—, □Yes
	SKIP to item 3a
.	b. What is the name of the installation or agency?
:	
	de la companya da companya
	SKIP to item 80, page 30
3	a. Is the rental unit identified in item A on the cover —
Š.	₁ ☐ Rented for cash rent?
	2 ☐ Occupied by someone other than the owner without payment of cash rent?
	3 □ Vacant, but available for rent? (Include units that are both for rent or for sale and units that are rented but not yet occupied.)
	(₄□ Vacant, available for sale only?
	S
	7 ☐ Used primarily as a second or vacation home by the owner or people who
	rent on a daily, weekly, or short-term basis?
	SKIP to item 80, page 30
	LINE CONTROL C Language Control Contr
	b. is the rental unit a —
	Unit in a property with two or more housing units?
	₃ ☐ Single family attached house, rowhouse or townhouse (not a condominium)?
	4 ☐ Single housing unit with business? S ☐ Condominium?
	5 Condominium? 6 Co-operative?
	7
	GO to item 4ə, page 3
	v SKIP to item 80, page 30
V 30	

RENTAL UNIT CHARACTERISTICS	dddinweeningsmagnamaseneeneene	nonamentarioren erranosa anta La La Agrecia espa	
The following questions refer to the specific RENTAL UNIT identified in item the front cover of the questionnaire.	(A on	o de la companya de l	
4a. What is the monthly rent for the rental unit? (If vacant, what is the asking rent?)			
F □ Occupied rent free SKIP to item 7			
b. Are the following included in the rent?	YES	ИО	NOT USED
(1) Electricity	ī 🗆	2.□	
(2) Gas	1 🗍	20	, O
(3) Fuel oil or other fuels	тП	2 🔲	3.
(4) Water	ī 🔲	2	
(5) Trash collection (6) Condominium or homeowners association fee	O	2 🔲	
C. Is the monthly rent for the tenant occupying the rental unit partially or completely paid by — Mark (X) ALL that apply. 1 The Federal Section 8 certificate or voucher program? 2 AFDC, ADC, General Assistance, or any other welfare program? 3 Another Federal housing subsidy program? 4 Another state or local housing subsidy program? 5 None of the above 6 Unit is vacant 7 Don't know			31
5. Is the rental unit under rent control, rent stabilization, or some other type of rent regulation? 1 Yes, under rent control or rent stabilization 2 Yes, under some other form of rent regulation 3 No			
6. What is the length of lease for the rental unit? 1 Less than one year or month-to-month 2 1 year 3 More than 1 year but less than 2 years 4 2 years 5 More than 2 years			
6 □ No lease required			

7. Did the rent for the ren current tenant? (If vaca tenant?)	tal unit change bet nt, is the asking re	ween the previ	ous tenant and then for the previou	· G	
1 Yes, rent increased 2 Yes, rent decreased					
3 □ No change 4 □ No previous tenant in	this unit				
8a. Is the rental unit handi	apped-accessible?				Control Contro
r □ Yes					
SKIP to item 8c					
b. Did the tenant share in	48				
b. Did the tenant share in.	the costs of handic	apped-accessio	iiity improvemen		
2 □ No 3 □ Don't know					
→ SKIP to item 9a					
C, If the rental unit were t	a ka mada handira	mund more titl	n xeenaaled dhan bersana		
share in the costs of im	provement?	phen accession	-, would like terror		
i □ Yes 2 □ No					
∃ Don't know					
			THE STATE OF THE S		
9a. In the last two years ha inspector?	s the rental unit be	en inspected b	y a local housing		
1 □ Yes 12 □ No					
☐3☐Don't know	는 공개를 될 수입니다. 전 공기를 받는 것이다.				
SKIP to item 10, page 5		고려 5명 은 강 수 다. 			
♦ b. What was the result of	the increction?				
ı □ Passed inspection					
2 ☐ Passed inspection subj 3 ☐ Did not pass inspectio					
4 □ Did not pass	n, out passed renispe				
5 □ Don't know					
		146 - 1 150			
	Aleks Herringer Historia			radiadadirah. Biliadah	na kitali Takiliya
Page 4	EDIAMONTHAN PARAMETER TO THE PARAMETER T		***************************************	FO	RM POMS-102 (8-1-9)

E 26

10.	in the last 5 years, was any of the following work done to the rental unit identified in Item A?	YES	IN WHAT YEAR?	NO OR NOT NEEDED	DON'T KNOW
a.	Interior painted	1>	1 9 1	20	30%
b.	Exterior painted	.П-»	1 9	20	3 🔲
	Some or all kitchen appliances replaced		1 9		
			1 9 1	2 🗍	3 □ (1)
C.	Some or all bathroom fixtures replaced			2 🗆	<u>3</u> □
e.	Carpets replaced		1 9 1	,□	3 🗆 🤲
f.	Unit rewired	ı□- >	1 9 1	20	30
g.	Lead-based paint removed or covered	1□→	1 9 1	2□	3 🔲 .
h.	Radon vented to the outside	ı□>	1 9	2□	3:□
	Asbestos removed or covered	1 □ →>	_1 9	2 🗆	3 🔲
j.	Inspection or spraying for pests	1□→	1 9 1	2□	3 🗓
k.	Heating/air conditioning unit repaired	1 🗆 —>>	1 9 1	2 🗖	3□
,	Roof repaired or replaced	1 🗆 →	1 9	2□	3 🔲
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Other major repairs to the unit – Specify 🝃	₁□→ >	1 9	2□	
		1 [1 9		
The state of the s	(3-4-7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		1 9		
- Organización de la companyación de la companyació					
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-					
FORM POMS-10	22 (8-1-95)	· · · · · · · · · · · · · · · · · · ·	CONTRACTOR MANAGEMENT OF THE PROPERTY OF THE P		Page 5

11. When was the house or build originally built? (If this is a m	ing containing the rental unit identified in item A lobile home, answer for the model year.)
□ 1990 or later – <i>Enter the ye</i> :	
Year 85	
76 □ 1970–1979 66 □ 1960–1969 56 □ 1950–1959	
40 ☐ 1940—1949 30 ☐ 1930—1939 20 ☐ 1920—1929	
19 ☐ 1919 or earlief	
12. CENSUS USE ONLY	
13. CENSUS USE ONLY	
14. CENSUS USE ONLY	
15. Is the rental unit furnished?	
1 □ Yes 2 □ No	
16. CENSUS USE ONLY	

(17.	CENSUS USE ONLY		- Control of the Cont	
i :				
18.		er til vir i det konstrukter er kommenskalariske skriviter i som i samme step samme step samme step samme step		negati Northean Ariesta and Ariesta Ar
EQ.	Are the following amenities available to the tenants of the rental unit?			
	Mark (X) ONE box on each line.	YES-free or included in	YES-for additional fee	No
		rent	_ qualitative	
a.	Air conditioning		2 □	,0
b.	Covered off-street parking such as a garage or carport	id.	2 CJ	3口
€ u ≥	Uncovered off-street parking such as a parking lot			·
***************************************	oncore a on Street parking such as a parking lot			з 🗆
đ.	Swimming pool		i 2 □ γ i	3□
e-i.	CENSUS USE ONLY			
	의 교통 현실 수 있는 경험 경험 경험 경험 이 교육 기업			
j.	Cable television	Т	2□	3 🗆
	CENSUS USE ONLY	page 1		
	Laundry facilities			
	CENSUS USE ONLY	1 🗆	2 🗆	3□
0.	Security system and/or protective service	1 □	2□	3 □
	劉治國際政策 전략을 가는 하는 사람들이 가는 사람들이 되는 것이 되었다. 소설을 보냈다. 경기를 하는 것이 가는 사람들이 가는 사람들이 가는 것이 되었다. 그 사람들이 되었다.			
	경영화 경기 보고 있는 것이 되었다. 그 경기 전에 가장 보고 있는 것이 되었다. 그 것이 되었다. 1985년 - 1일 전 1일			
	겠다고 하는 사람들이 되었다. 그 사람들이 되었다. 그는 사람들이 되었다. 경기를 보고 있는 사람들이 되었다. 그는 사람들이 되었다. 그는 사람들이 걸었다.			
	선생님 그 나는 어느에 하지 않는 것이 되었다. 선생님은			
FORM POMS-102		trademarkilet of the second of	THE REPORT OF THE PERSON OF TH	Page 7

9.	In the last 5 years, have any of the following capital improvements or upgrades been made or started at	YES IN WHAT YEAR?	NO	DONT
· ·	the rental unit? Capital improvements are additions to the property that increase the value or upgrade the facilities.			
a.	Upgrading of heating system	1 9	2 🗆	3□
b.	Upgrading of the plumbing system	,1 9]	2 🔲	3 □
1.	Addition or upgrading of air conditioning system	1 9	2 🔲	a []
1	Replacement of kitchen facilities	1 9	2 🗍	3 🗍
		1 9 1		
in m	Renovation of bathroom facilities		2 🗍	3 🗆
F.,	Addition of a security system	1 9 1	20	3□
g.	Addition of a swimming pool	1 9 1	20	3 CJ
3 N ts	Addition of off-street parking	1 9 1	2 🗍	з 🗀 🔄
2 M	Addition of a playground or play area	1 9 1	zŪ	3 □
) 100 100 100 100 100 100 100 100 100 10	Addition of handicapped/universal access improvements	1 9		3 □
•	Other capital improvements or upgrades – Specify 🛪			
		1 9 1	2 🔲	
		1 9 1		
)a.	Does the owner employ anyone to manage the rental u	nit?	411coccussosommonomonomono	kushmaria esikari esikora eserenin o
	ı□Yes 2□No			
¥ .	KIP to item 21a, page 9			
b.			YES	NO
Brat si	(1) Collect rent?		i 🗆	2 🗆
	(2) Take applications and select new tenants?		1 🗆	2 🔲
	(3) Initiate evictions?		1□	2 🔲
	(4) Make decisions on small maintenance or repair job	5 2	,□	2 🔲
	(5) Make decisions on large maintenance or repair job	5 ?	10	2 🔲
	(6) Make mortgage payments?		ıπ	2 □
	(7) Make tax payments or prepare tax estimates?		1 🗆	2□
	(8) Initiate legal actions other than evictions?		₁	2 🗆 🦯

/ 20c.	How long has the rental unit been under the current management?	THE RESERVE OF THE PROPERTY OF
	1 ☐ Less than 1 year 2 ☐ 1 up to 3 years 3 ☐ 3 up to 5 years 4 ☐ 5 years or more	
21a.	What were the total actual receipts from rent for the rental unit for the last year for which you have complete records? \$.00	
•	For what twelve month period are the receipts above reported? Month Year Month Year FROM	
22.	CENSUS USE ONLY	
23.	What percentage of gross rental income from the rental unit is spent on regular maintenance? Exclude expenditures for capital improvements. None (0 percent)	
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24a .	What were the item A for the	operating cost last year for wh	s for the renta sich you have	al unit identified in complete records?				
	Do NOT include in item 19 on p	expenditures for age 8. Do not dou	capital improvible count costs	ements reported		YEARLY COST	OR	NONE
	operating costs (1) Advertisi	in one category o	only.		\$	0.	0_	ه 🗆 .
	(2) Auto and	i travel			\$.0	0	o 🗀
					\$	0.	0	0 []
	(3) Cleaning				\$	0.	<u></u>	
	(4) Commiss	ions 14 and				20.000000000000000000000000000000000000		øП
	(5) Property	insurance				0. 	0	0 🗍
	(6) Legal an	d other profession	ial fees		\$	<u>0.</u>	0	о 🔲 🔝
	(7) Managei	ment fees			_\$	0.	O : : : ;	٥٦
	(8) Mortgag	e interest paid to	banks, etc.		\$	0.	o	•
	(9) Mortgag	je insurance			\$.0	0_	o CJ
					\$.0	o	о П
	(10) Other in				\$		 О	
	(11) Repairs a	and maintenance						ο□
	(12) Supplies				\$.0 	0	o 🗆 📗
	(13) Real esta	ite taxes				0. 	0_	о П
	(14) Utilities	(electricity, gas, w	ater and sewer	, and fuel oil)	\$	0.	0	o 🔲 🔠
	(15) Tenant r	- ferrals			\$.0.	0	0□
	(16) Grounds	/lawn care; snow i	removal		_\$.0	0	o 🗀
	(17) Trash co				\$	ideologia de la constanta de l Seconda de la constanta de la c	0	о 🗆
					\$		10	
	(18) Personne					<u> </u>		ο□
	(19) Ground	rent or special ass	essments		}	Andrew Communication Communica	00	o 🔲
	(20) Condom	inium fees			\$		0	о 🔲 💮
	Andrew Commission Commission Commission	perating costs not			\$	langan na magana na jama. Na kabupatèn kabupatèn kabupatèn ngaba	00	о 🗆
b	For what two	and the second s		e <mark>rating costs above r</mark> ear	eport	ed?		
	FROM		то					

Andrew Commence of the Commenc	
25 .	Which category best describes the CURRENT maintenance PROGRAM for the rental unit?
	I Most maintenance postponed, major problems handled as quickly as possible Z Most minor problems postponed, major problems handled immediately 3 All maintenance handled immediately and preventive maintenance practiced
26.	Which category best describes maintenance PLANS for the rental unit over the next three years?
	1 ☐ Most maintenance postponed, major problems handled as quickly as possible 2 ☐ Most minor problems postponed, major problems handled immediately 3 ☐ All maintenance handled immediately and preventive maintenance practiced
27.	Does the rental unit benefit from —
	Do not include FHA, VA, or FmHA insurance or guarantees as a "benefit"
	Mark (X) ALL that apply.
28a.	Is the rental unit ELIGIBLE for LIHTC (Low-Income Housing Tax Credits)?
2 200 200	-1□Yes
	∋ Don't know
	KIP to Item 29a
→ b.	Does the rental unit RECEIVE LIHTC?
	1 ☐ Yes
	z□No a□Don't know
29a.	Did the rental unit make a profit last year?
	Mark (X) only ONE answer.
	ı □ Yes 2.□ No, broke even
	『复□No, had a loss 中国,以上,自己,由于自己,由于自己,自己,自己,自己,自己,自己,自己,自己,自己,自己,自己,自己,自己,自
	4 ☐ Don't know or not sure
b.	Compared to similar units in the area, do you think the rental unit has been less profitable, more profitable, or about the same in the past year?
	1 ☐ Less profitable than similar units
	2 ☐ More profitable than similar units 3 ☐ About the same as similar units
	3 ☐ About the same as similar units 4 ☐ Don't know or not sure
C.	In the past year, have the property values in the neighborhood where the rental
	unit is located increased, decreased, or remained about the same?
	[34] □ Increased
174.	3 □ Remained about the same
(, , , ,	Don't know or not sure

30.	If the rental unit were vacant, would the following kir compete with the unit for new tenants?	ids of units	YES	NO	DON'T KNOW
a.	Privately owned, nonsubsidized units in the area		r CJ	20	3[]
b.	Privately owned units that accept Section 8 rent vouchers/ce	rtificates	1CJ	2 🗇	з□
C.	Privately owned units with other subsidies (not Section 8)		10	2 🔲	3 🗆
d.	Public Housing		1 🔲	2 🗍	зЦ
e.	Other kinds of competitors – Specify z		10	2[]	
	man man dan man mak make mak mandelim dan kamelimid ank man ker amelimid kun menerimid men kere medikum dan mak				
31a.	Is the rental unit NOW being marketed to new tenants			>	e de la composition
	-i□Yes A 1				
T.	-2 LINO				
*	SKIP to item 32a, page 13				
b.	Are any of the following types of advertising NOW used to market the rental unit?		YES	NO	KNOW DON'T
	(1) Newspaper ads		ıĎ	2 🗆	3 D
	(2) TV/radio ads			2 🗍	3 🗆
	(3) Apartment property guides		ıΠ	20	30
	(4) Multiple Listing Service (Board of Realtors)) D	2 🔲	3 □
	(5) "For Rent" sign at the property		۱П	2 🔲	3□
	(6) Word-of-mouth referrals through neighbors and/or oth	ers	ı 🗆	2 D	3 □
	(7) Some other means – Specify Z			20	
C.	What changes are planned in the following types	PLAN TO USE			
***************************************	of advertising in the next year?	LESS MO OFTEN OFT	RE pi	CHANGE ANNED	HAVE NO PLAN
	(1) Newspaper ads	1 二 2 			4Д
	(2) TV/radio ads	4 □ 2 C		3 🔘	åП
	(3) Apartment property guides	1□ 2[]	л 🗆 💮	4 🔲
	(4) Multiple Listing Service (Board of Realtors)	1 0 20	j	3 □	4□
	(5) "For Rent" sign at the property	1 🔲 💮 2 🕻	j	3 🔲	40
	(6) Word-of-mouth referrals through neighbors and/or others	1 D 2 L		3 🗆	4 □
	(7) Some other means – Specify ⊋	1 □ 2 □		3□	4 □
	kuli. Militarian per dun nangan nangan ng)

(32a.		any of the following methods been used to screen potential tenants e rental unit?	YES	NO /
***************************************	(1)	Personal interviews	[] .	20
Proposition and Control of Contro	(2)	Responses on the application form	1 🗆	2 □
	(3)	Credit references or credit checks	ı 🗆	, 2 0
-	(4)	Employment checks or employer references	1 🔲	2□
	(5)	Personal references	1 🗆	2□
	(6)	Bank references	1 🗍	2 🔲
	(7)	References from previous rental agent/owner/property owners association	ıロ	2 🗆
	(8)	Proof of meeting minimum income requirement	1 🔲	2 D
	(9)	Some other means - Specify 🕏	†: D	z D
b.	Which	number from above is the MOST important?		
	: :: :: ::::::::::::::::::::::::::::::	Number		
33a.	In the	past two years, has anyone who wanted to become a tenant at the unit been rejected?		
	-1□Ye			
, , , , , , , , , , , , , , , , , , ,	z□No		YES	NO
	venat (1)	were the reasons for the rejection(s)? Performance in personal interview		
	(2)			
	(3)	Responses to the application form Credit or credit references		
	(4)	References from employer or employment history	10	2 🔲
			4 □	2 🔲
		Personal references	1 🗆	2 L_J
	(6)		iП	2 🗆
	(7)	Insufficient income to meet minimum requirements	1□	2 □
The second secon	(8)	Unit too small for the number of persons in the household	1□	20
	(9)	A record of disruptive behavior in previous residences	1 🔲	2 🗆
	(10)	Applicants do not "fit in" with others in area	1 🗆	2 🗆
	(11)	Type of occupation – <i>Specify </i> ₹	1 □	2 🔲
	(12)	Other reasons – Specify Z	ı 🗆	2 🔲
Value in		b +		
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A CONTRACTOR OF THE PARTY OF TH		and the second s
34.	What are the most important factors considered when setting the rent for the rental unit?	
	레이트(영영역 프라마스 스크리스 스톡 링크, j. 는 호텔의 J. 등 모시 방지 스크스 스토스 클로스 프로그트 - j.	
	Mark (X) ALL that apply.	
5.00	 ☐ Last year's rent plus inflation adjustment Z ☐ Last year's operating costs, including debt service on mortgages 	
	3 Expected operating costs, including deat service on mortigages	
	4 Effect on tenant turnover	
	s □ Demand for rental units in the area	
	7 ☐ Vacancies in the area 8 ☐ Rents for similar units in the area	
	9 ☐ Governmental rent restrictions or guidelines	
	10 ☐ Other factor(s) - Specify Z	
	141 □ Don't know.	
35.	How long has the current tenant rented the unit?	
	f □ Less than 1 year	
	2	
	3 3 up to 5 years 1 1 de la 1998	
	4 ☐ More than 5 years 5 ☐ Unit is now vacant	

36a.	. Are any of the following changes currently taking place or planned for the rental uni	t7
	Mark (X) ALL that apply	
	f i ☐ Converting the rental unit to owner-occupancy	
	2 ☐ Converting the rental unit to nonresidential use	
	→ 3 □ Renovating the rental unit and/or replacing obsolete features while remaining a rental unit	
	√s ☐ Working to change the type of tenant	
	[6□None of the above	
	∏7 □ Don't know	
	SKIP to item 36d, page 15	
. V	. To achieve the above changes for the rental unit, are you actively	
	encouraging the current tenant to vacate the unit?	
Г	$-$ 1 \square Yes	
1	r z□No	
	SKIP to Item 36d, page 15	
4		
C.	. What techniques are used to encourage the tenant to move out?	
	Mark (X) ALL that apply.	
	t ☐ Rent increases 2 ☐ Decreasing the level of maintenance	
l r	={3 ☐ Decreasing services to the tenant	
	4 ☐ Charging fees for previously free services	
	(s ☐ Other technique(s) — <i>Specify</i> ⊋	
	NOTA LIBERTALISMO DE LA CALLA DE LA CA El 1888 de la Calla de la C	
↓		
	SKIP to item 37, page 15	
\[\begin{align*} & \text{*} \\	### 1985 ####################################	o do esta de designe de 🗸

/ 30Q.	Are you actively trying to discourage tenant turnover at the rental un	it?		
	□ Yes □ z □ No SKIP to item 37 Why are you trying to discourage tenant turnover at the rental unit?			
	Mark (X) ALL that apply.			
	2 ☐ To retain desirable tenants 3 ☐ To minimize turnover costs 4 ☐ To lower maintenance costs 5 ☐ Other reason(s) — Specify ⊋			
er etherei Grand eth				
f.	What techniques are used to discourage tenant turnover at the rental	unit?		
	Mark (X) ALL that apply.			
	□ Rent concessions or reductions □ Increasing the level of maintenance □ Redecorating or upgrading the unit □ Making improvements to the unit □ Improving services to the tenant □ Other technique(s) – Specify			
		138 1	Marië	- 41 f ba baban
27		T-53	(TEX - 1930) 1 1 1 1 1 1 1 1 1	TO THE REAL PROPERTY OF THE PR
37.	In the past year, have any real estate tax abatements or refunds been received for the rental unit for any of the following reasons?	YES	No	DON'T KNOW
	refunds been received for the rental unit for any of the	YES	NO 2 🔲	
	refunds been received for the rental unit for any of the following reasons?			KNOW
a.	refunds been received for the rental unit for any of the following reasons?			KNOW
a. b.	refunds been received for the rental unit for any of the following reasons? For historical preservation	•••	2	know ₃□
a. b. c.	For historical preservation Because the unit houses low-income tenants Because the unit is in a low-income area		2 0	3
a. b. c.	refunds been received for the rental unit for any of the following reasons? For historical preservation Because the unit houses low-income tenants	, D	2 🗆	3
a. b. c. d.	For historical preservation Because the unit houses low-income tenants Because the unit is in a low-income area Because the unit is in a targeted economic development area Because of a real estate tax appeal or assessment		2 0	3
a. b. c. d.	For historical preservation Because the unit houses low-income tenants Because the unit is in a low-income area Because the unit is in a targeted economic development area		2 0 2 0 2 0 0 2 0 0 0 0 0 0 0 0 0 0 0 0	3
a. b. c. d.	For historical preservation Because the unit houses low-income tenants Because the unit is in a low-income area Because the unit is in a targeted economic development area Because of a real estate tax appeal or assessment		2	3
a. c. d. e. f.	For historical preservation Because the unit houses low-income tenants Because the unit is in a low-income area Because the unit is in a targeted economic development area Because of a real estate tax appeal or assessment For some other reason − Specify □		2	3
a. b. c. d.	For historical preservation Because the unit houses low-income tenants Because the unit is in a low-income area Because the unit is in a targeted economic development area Because of a real estate tax appeal or assessment		2	3
a. c. d. e. f.	For historical preservation Because the unit houses low-income tenants Because the unit is in a low-income area Because the unit is in a targeted economic development area Because of a real estate tax appeal or assessment For some other reason – Specify How familiar are you with the Section 8 rental subsidy certificate or volume tenants Wery familiar Not at all familiar		2	3

rent was partially or completely paid with Section 8 rental subsidy certificates or vouchers?		whether the rental unit ac certificates?	ut how many inquiries h cepts tenants who hold	Section 8 vouchers o	
rent was partially or completely pald with Section Brental subsidy certificates or vouchers?		2 ☐ Fewer than 5 inquiries 3 ☐ 5 or more inquiries	quities		
b. CENSUS USE ONLY **C. Would you accept NEW tenants whose vent is partially or completely paid with Section 8 rental subsidy certificates or vouchers?	10a.	Under the current owners	hip have there EVER bee	n tenants at the rent	al unit whose
b. CENSUS USE ONLY C. Would you accept NEW tenants whose rent is partially or completely paid with Section 8 rental subsidy certificates or vouchers?			netery bara with section	o i encar substriy ceri	incates vi
b. CENSUS USE ONLY C. Would you accept NEW tenants whose rent is partially or completely paid with Section 8 rental subsidy certificates or vouchers?		A restriction of the contract)	i Zumata Landa Jak
C. Would you accept NEW tenants whose rent is partially or completely paid with Section 8 rental subsidy certificates or vouchers? i					
with Section 8 rental subsidy certificates or vouchers?	b.	CENSUS USE ONLY			
with Section 8 rental subsidy certificates or vouchers?					
with Section 8 rental subsidy certificates or vouchers?					
d. Which of the following reasons describe why you do not want to accept new Section 8 tenants at the rental unit? Mark (X) ALL that apply. Concerned about ability to collect on the vouchers or certificates	→ C.	Would you accept NEW ter with Section 8 rental subs	nants whose rent is part idy certificates or vouch	ially or completely pages.	rid
d. Which of the following reasons describe why you do not want to accept new Section 8 tenants at the rental unit? Mark (X) ALL that apply. Concerned about ability to collect on the vouchers or certificates			41a		
new Section 8 tenants at the rental unit? Mark (X) ALL that apply. 1 □ Concerned about ability to collect on the vouchers or certificates 2 □ Concerned about potential problems with the tenants who are part of these programs 3 □ Too many regulations connected with these programs 4 □ Too much paperwork and time involved 5 □ Rent for this unit is too high to participate in the certificate and voucher programs (above fair market rent) 6 □ Object to government involvement in rental subsidies 2 □ Other reasons – Specify ▼ 11a. In the past two years, have tenants at the rental unit been delinquent in their rent payments? 1 □ Yes 2 □ No SKIP to Item 42a, page 17 5. Does delinquency of rent payments for the unit cause a minor, moderate, or serious cash flow problem? 1 □ Minor 2 □ Moderate	₹	사람은 그들이 한 사람이 하지 않았다. 그림은			
1 ☐ Concerned about ability to collect on the vouchers or certificates 2 ☐ Concerned about potential problems with the tenants who are part of these programs 3 ☐ Too many regulations connected with these programs 4 ☐ Too much paperwork and time involved 5 ☐ Rent for this unit is too high to participate in the certificate and voucher programs (above fair market rent) 6 ☐ Object to government involvement in rental subsidies 7 ☐ Other reasons – Specify ▼ 41a. In the past two years, have tenants at the rental unit been delinquent in their rent payments? 1 ☐ Yes	d.			do not want to accep	
1 ☐ Concerned about ability to collect on the vouchers or certificates 2 ☐ Concerned about potential problems with the tenants who are part of these programs 3 ☐ Too many regulations connected with these programs 4 ☐ Too much paperwork and time involved 5 ☐ Rent for this unit is too high to participate in the certificate and voucher programs (above fair market rent) 6 ☐ Object to government involvement in rental subsidies 7 ☐ Other reasons – Specify ▼ 41a. In the past two years, have tenants at the rental unit been dellinquent in their rent payments? 1 ☐ Yes		Mark (X) ALL that apply.			
a ☐ Too many regulations connected with these programs a ☐ Too much paperwork and time involved b ☐ Rent for this unit is too high to participate in the certificate and voucher programs (above fair market rent) c ☐ Object to government involvement in rental subsidies ☐ Other reasons – Specify ▼ 41a. In the past two years, have tenants at the rental unit been delinquent in their rent payments? □ ☐ Yes □ □ No SKIP to Item 42a, page 17 Does delinquency of rent payments for the unit cause a minor, moderate, or serious cash flow problem? □ ☐ Minor □ ☐ Minor □ ☐ Moderate			to collect on the vouchers	or certificates	
4 ☐ Too much paperwork and time involved 5 ☐ Rent for this unit is too high to participate in the certificate and voucher programs (above fair market rent) 6 ☐ Object to government involvement in rental subsidies 7 ☐ Other reasons — Specify 41a. In the past two years, have tenants at the rental unit been delinquent in their rent payments? 1 ☐ Yes 2 ☐ No SKIP to item 42a, page 17 b. Does delinquency of rent payments for the unit cause a minor, moderate, or serious cash flow problem? 1 ☐ Minor 2 ☐ Moderate					ese programs
(above fair market rent) 6 □ Object to government involvement in rental subsidies 7 □ Other reasons – Specify 41a. In the past two years, have tenants at the rental unit been delinquent in their rent payments? 1 □ Yes 2 □ No SKIP to item 42a, page 17 b. Does delinquency of rent payments for the unit cause a minor, moderate, or serious cash flow problem? 1 □ Minor 2 □ Moderate		4 ☐ Too much paperwork an	nd time involved		
### Other reasons - Specify ### ### 41a. In the past two years, have tenants at the rental unit been delinquent in their rent payments? Yes		s in Kenthor this unit is too i	uidu to bai ficibate in tue c	eruncate and voucher p	H CHCH ALLIS
their rent payments? Yes Yes Yes Yes Yes					
their rent payments? Yes Yes Yes Yes Yes		6□Object to government in	nvolvement in rental subsic	lies	
their rent payments? Yes Yes		6□Object to government in	nvolvement in rental subsic	lies	
their rent payments? Yes		6□Object to government in	nvolvement in rental subsic		
SKIP to item 42a, page 17 b. Does delinquency of rent payments for the unit cause a minor, moderate, or serious cash flow problem? 1 Minor 2 Moderate	44	6 □ Object to government in 7 □ Other reasons – Specify	nvolvement in rental subsic		
SKIP to item 42a, page 17 D. Does delinquency of rent payments for the unit cause a minor, moderate, or serious cash flow problem? Minor Minor	41a.	6 Object to government in a Other reasons – Specify In the past two years, have	nvolvement in rental subsic		
b. Does delinquency of rent payments for the unit cause a minor, moderate, or serious cash flow problem? 1 □ Minor 2 □ Moderate	41 a.	6 ○ Object to government in 7 ○ Other reasons – Specify In the past two years, hav their rent payments? 1 ○ Yes	nvolvement in rental subsic		
cash flow problem? 1 ☐ Minor 2 ☐ Moderate	41a. √√	6 ○ Object to government in 7 ○ Other reasons – Specify In the past two years, hav their rent payments? 1 ○ Yes	nvolvement in rental subsic		
cash flow problem? 1 □ Minor 2 □ Moderate		6 Object to government in 7 Other reasons – Specify In the past two years, hav their rent payments? 1. □ Yes 2. □ No	nvolvement in rental subsic		
ı □ Minor 2 □ Moderate		6 Object to government in 7 Other reasons – Specify In the past two years, hav their rent payments? 1. □ Yes 2. □ No	nvolvement in rental subsic		
2 ☐ Moderate		6 Object to government in 7 Other reasons – Specify In the past two years, have their rent payments? 1 Yes 2 No SKIP to Item 42a, page 17 Does delinquency of rent	re tenants at the rental subsid	ınit been delinquent	in .
		in the past two years, have their rent payments? SKIP to item 42a, page 17 Does delinquency of rent cash flow problem?	re tenants at the rental subsid	ınit been delinquent	in .

The state of the s			
(41c.	In the past two years, how have you dealt with tenan are delinquent in their rent payments?	ts who	YES NO
	(1) By notifying the tenants that they are late before taking	ng further action	
	(2) By notifying the tenants that they are late and beginn	ing collection procedures	10 20
	(3) By beginning eviction procedures		10 20
	(4) By doing nothing and waiting for the tenants to pay		1
	(5) Some other way – Specify Z		1
d.	CENSUS USE ONLY		
e.	Are the delinquent tenants —		YES NO
	(1) From a low income household?		₁ ☐ 2 ☐
	(2) Section 8 certificate or voucher holders?		: 1 ☐ 2 ☐ 1
	(3) From a single-parent household?		
	(4) From an over-crowded unit?	W	1
	(5) From a household with teenage children?		7O 2O
	(6) From a young adult or student household?		1 <u>D</u> 2 <u>D</u>
	(7) From a household with one or more unemploye	ed adults?	1□ 2□
	(8) From a household with visitors unwelcome to t	he owner?	1□ 2□
	(9) From a household with visitors unwelcome to t	he tenants?	, <u> </u>
	(10) Something else? – Specify Z		20
42a.	In the past two years, how often did in y of the following happen in the rental unit or on the grounds?	NEVER RARELY OCCASION	ALLY FREQUENTLY
	(1) Vandalism to the INSIDE of the unit	3 🗆	4 □
	(2) Vandalism to the OUTSIDE of the unit or to the grounds:	3 - 3 - 3 - 3	40
	(3) Theft	1□ 2□ 3□	40
	(4) Loud or disruptive behavior	(0 90 30	
	(5) Violence	10 20 30	4 0
	(6) Drug usage	1□ 2□ 3□	4□
	(7) Other undesirable behavior – Specify 7	3 D	40
		If ALL answers above a SKIP to item 43a, page continue with item 42.	ere "Never". 18. otherwise

42b .	in the	past two years, how have you dealt with undesirable or disruptive ior at the rental unit?	YES	NO
	(1) By	r talking to the disruptive individuals in person	1 🔾	2 🗆
	(2) By	rissuing a warning in writing to the disruptive individuals	ıП	2 🗍
	(4) By	calling private security to deal with the problem	ıО	zО
	(5) By	r calling the police and asking them to take action	1 Д	zО
		beginning eviction procedures	ıП	2 🗍
	Y	ome other means? - Specify z	ıП	20
			, i vy l	
		구 공공기 전환경 현재를 보고 있으면 보고 있다. 일 공기 전 100명		
C.	CENSU	S USE ONLY		
\$ au		는 이 마이트 마양을 하고 있는데 이 프랑프 및 및 프랑프 프랑트 이 그를 되는 것이 되었다. 보이 되는 것은 보고 있는데 보고 있는데 보고 있는데 보고 있는데 보고 있는데 보고 있다.		
d	Are th	e tenants who cause problems —	YES	NO
	1.0		10	L
	(1)	From a low income household?		2 🔲 🖖
	(2)	Section 8 certificate or voucher holders?	η <u>Π</u>	2 📙
	(3)	From a single-parent household?	т П	2 🔲
	(4)	From an over-crowded unit?		2 🗆
	(5)	From a household with teenage children?	a (*□-)	2 🗆
	(6)	From a young adult or student household?	D	20
	(7)	From a household with one or more unemployed adults?	1 🔲	2 🗍
	(8)	From a household with visitors who are unwelcome to the owner?	тО	2 🗖
	(9)	From a household with visitors who are unwelcome to the tenants?	ı 🗖	2□
	(10)	Something else? – Specify	10	2 🗆
43a.	In the	past two years, how many times have you taken a tenant of the rental	•	
	1 □ N€	白喉喉을 맞는 그 그 그 그는 그는 그는 다시 그러는 그리고 나는 그리고 그리고 살을 때문을 했다.		
	2 🗆 O			
	۱۷۱ سے د			
	Muliak	로 있다. 이 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은		

43b. In the past two years, how many times he taken you to court?	er crac resident to erior is existent
ı □ Never 2 □ Once 3 □ More than once	
44a. In the past two years, how many times habeen started at the rental unit?	ave tenant eviction procedures
Ç o □ Never SKIP to item 46a	
b. How would you describe the legal require □ Very easy	ments for eviction in this jurisidiction?
2 □ Easy 3 □ Neither easy nor difficult 4 □ Difficult	
5 ☐ Very difficult 6 ☐ Don't know	
15. CENSUS USE ONLY	
	e of tenants at the rental unit?
16a. What best describes the household incom Mark (X) only ONE answer.	e of tenants at the rental unit?
16a. What best describes the household incom Mark (X) only ONE answer. □□ Low income □□ Middle income	e of tenants at the rental unit?
16a. What best describes the household incom Mark (X) only ONE answer. □□ Low income	e of tenants at the rental unit?
IGa. What best describes the household incom Mark (X) only ONE answer. □□ Low income □□ Middle income □□ Upper income	e of tenants at the rental unit?
IGa. What best describes the household incom Mark (X) only ONE answer. i □ Low income 2 □ Middle income 3 □ Upper income 7 □ Don't know	e of tenants at the rental unit?
16a. What best describes the household incom Mark (X) only ONE answer. i ☐ Low income 2 ☐ Middle income 3 ☐ Upper income 7 ☐ Don't know	e of tenants at the rental unit?
16a. What best describes the household incom Mark (X) only ONE answer. i ☐ Low income 2 ☐ Middle income 3 ☐ Upper income 7 ☐ Don't know	e of tenants at the rental unit?
16a. What best describes the household incom Mark (X) only ONE answer. i ☐ Low income 2 ☐ Middle income 3 ☐ Upper income 7 ☐ Don't know	e of tenants at the rental unit?
16a. What best describes the household incom Mark (X) only ONE answer. □□ Low income □□ Middle income □□ Upper income	e of tenants at the rental unit?
### 46a. What best describes the household incom ### Mark (X) only ONE answer.	e of tenants at the rental unit?
### 46a. What best describes the household incom ### Mark (X) only ONE answer.	e of tenants at the rental unit?

dif	the following regulations or restrictions make it ficult to operate the rental unit? Exclude Federal, te, or local income tax codes	NO YES, A	YES, SOMEWHAT	YES, A LOT
a.	Lead-based paint requirements	20	3 🔲	4 0
b.	Asbestos requirements	iO 20 2	3 🔲 💮	4 🗆
c.	Waste disposal requirements	1 <u>D</u> 2 <u>O</u>	зП	4 П
d.	Radon requirements	±□ 2□	3 D	4 CJ
e.	Water quality standards	iO ZO	з 🗍	4 <u></u>
f.	Zoning or property usage	1D 20	зП	4
g.	Parking restrictions in and around this unit	,0 20	30	4
h.	Limits on types of utility hook-ups allowed	1□ 2□	зП	4 🔲
# # **	Rent control, stabilization, etc.	10 % 20 %	3 🗍	<u></u>
j.	Americans with Disabilities Act	20	3 🗍	4 🗆
k.	Historic preservation restrictions	j□ 2□	з 3 🗇 🗀	4 🗆
Į,	Local property taxes	1□ 2□	30	4[]
m.	Other regulations or restrictions – Specify 7	1□ 2□	3.□	4□
di 1 [2 [pes the local government other than the courts offer a sputes with tenants? Yes No Don't know	ssistance in resolvin	9	
\	P to item 48c pes the local government assist in resolving disputes b	.V	YES	NO
	Providing the opportunity for issues to be discussed	titi oo kalaha kaa Naqabas oo y	ıΠ	2 🔲 🔻
(4	2) Providing mediators or arbitrators to resolve dispu	tes between parties?	? 1□	2 🗆
(3	3) Other means? – Specify 🗷		ı 🗆	2 🔲
	there a mechanism other than the courts to arbitrate etween property owners and local government? Yes No Don't know	or mediate disputes		

F .	l Yes I No					ė .			
*		ote on pag	· 22					: :	
1	w many?								
hi.									
		Number of co	ontacts		, y.				
c. In	general, ho	ow satisfiec	i were you	with you	ır contac	ts with HUE)? :		
2 C 3 C 4 C	l Very satisfi I Satisfied I Neither sat I Unsatisfied I Very unsat	tisfied nor di 1	ssatisfied						
			* .						

Note: The remaining items on this questionnaire are owner-oriented. They include questions about the acquisition and financing of the rental unit and characteristics of the owner.

If the person answering this questionnaire is the owner of the rental unit, please complete the remaining questions.

If the person answering this questionnaire is not the owner, but is the manager or other agent of the owner, please:

- Review the remaining questions and complete those you can answer.
- If any questions remain unanswered, provide the name, address, and telephone number of the owner in item 78 on page 30.
- Return the questionnaire in the pre-addressed envelope provided.

50.	In what year was the rental unit acquired by the part of the land was acquired before building on it, report to was built.		
51.	How was the rental unit acquired? By purchase Through a tax free exchange of rental property By foreclosure or assignment Through some other manner - Specify		
V	s □ By inheritance or gift SKIP to item 56a, page 23		
52a.	What were the owner's reasons for acquiring the Mark (X) ALL that apply. 1 As a residence for solf or family memager(s) 2 To provide affordath housing in the community 3 For income from residential rents 4 For long-term capital gains 5 To convert from residential to nonresidential use 6 To convert from nonresidential to residential use 7 As a tax shelter for other income 8 As retirement security 9 As future security for family member(s) 10 Some other reason – Specify	unit?	
b.	Which number from those marked above was the acquiring the unit? Number	MAIN reason for	

/ 53.	What was the purchase price for the rental unit?
	Exclude closing costs.
54.	How was the acquisition of the unit financed?
	Mark (X) only ONE box.
	t ☐ Placed one new mortgage (land contract, etc.)
	2 □ Placed two or more new mortgages 3 □ Assumed a mortgage(s) already on the unit
	₄ ☐ Assumed a mortgage already on the unit AND placed a new mortgage
	s ☐ Borrowed using assets other than this unit as collateral G☐ Paid all cash – no borrowing
	7□ Some other manner – Specify 🚁
55.	What was the major source(s) of equity or down payment for the unit?
	Report all sources that accounted for one third or more of the down payment. If bought entirely with cash, report the source(s) of the cash.
	1□Sale of land or other real estate
	2□ Sale of previously owned stocks, shares or other securities 4□ Owner's cash, bank deposits, share accounts, or bonds
	s ☐ Borrowing using assets other than this unit as collateral
	6 ☐ Other cash source — <i>Specify _Z</i>
	일이 되었다. 경우 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은
	7 □ Non-cash source — Specify 7
	사람들은 보고 있는데 보고 있다. 그는 사람들은 보고 있는데 보고 있는데 보고 있는데 보고 있는데 보고 있는데 보고 있는데 보고 있다. 그 사람들은 보고 있는데 보고 있는데 보고 있는데 보고 있다. 본 사람들은 보고 있는데 보고 있다.
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	s □ No down payment required 9 □ Don't know
	<u>- 1987년 1 - 1987년 1</u>
56a.	
	you do not know, give your best estimate.
	\$.00 .00 .00 .00 .00 .00 .00 .00 .00 .0
b.	On what did you base your estimate of current market value?
	Mark (X) ALL that apply.
	1 ☐ Assessed value of property
	2 ☐ Recent real estate appraisal 3 ☐ Original purchase price plus inflation
	4□Original purchase price plus improvements and inflation
	s ☐ Selling or asking price of similar properties in area G☐ Capitalization of current rental revenues
	7 ☐ Something else – Specify ⊋

57a.	What are the reasons for continuing to own the rental unit today?
å i	Mark (X) ALL that apply.
	As a future residence for self or family member(s) To provide affordable housing in the community For income from residential rents For long-term capital gains To convert from residential to nonresidential use
	6 As a tax shelter for other income 2 As retirement security 8 As future security for family member(s) 9 Currently for sale, but not yet sold 10 Can't sell because mortgage is higher than current value
	□ Want to sell but no buyers interested at current asking price □ Other reasons – Specify \$\tau\$
b.	Which number from those marked above is the MAIN reason for continuing to own the rental unit today?
	Number 12 de la
58.	How much longer do you (the owner) expect to own the rental unit?
	ı □ Less than 1 year 2 □ 1 up to 3 years
	3 □ 3 up to 5 years 4 □ More than 5 years
	5 ☐ Don't know
59.	Would you (the owner) acquire the unit today if it were available?
	1 □ Yes 2 □ No
	3 □ Don't know or not sure
60a.	Is there a mortgage (including deed of trust, trust deed, contract to purchase, land contract), home equity line of credit, or similar debt on the rental unit?
	Mark (X) ALL that apply.
	1 □ Yes, mortgage, deed of trust, trust deed
Г	2 ☐ Yes, contract to purchase, land contract, or purchase agreement 3 ☐ Yes, a line of credit secured by the unit or a home equity loan
l l	4 ☐ Some other loan secured by the unit (do not include personal loans or consumer finance loans) - s ☐ No, there are no mortgages or similar debts on this unit
	SKIP to item 68a, page 26
b.	How many mortgages or similar debts are there on this unit?
	Mortgages/similar debts
Page 24	FORM POMS-102 (8-1-95)

/61a.	Who services the current FIRST mortgage on the r	ental unit?
	Mark (X) only ONE box.	
	ı ☐ Commercial bank or trust company	
	2 ☐ Savings and loan association, Federal savings bank	
	4 ☐ Life insurance company	
	s ☐ Mortgage banker or mortgage company	
	6 ☐ Federally sponsored secondary market agency (FHI securities guaranteed by FHLMC, FNMA, or GNMA	LMC, FNMA, GNMA, or mortgage pool)
	7 ☐ Conventional mortgage pool (not guaranteed by I	
	B ☐ Other federal agencies (e.g., VA, FHA, FmHA, SBA D ☐ Real Estate Investment Trust (REIT)	, etc.)
	no ☐ Pension fund or retirement fund	
	11 Credit union 12 Finance company (including consumer discount co	many Inductrial hack connective banks
	13 State or municipal government or housing finance	agency
	14 ☐ Individual or individual's estate 15 ☐ Other (e.g. , real estate or construction company, p	
	society, educational endowment, etc.) – Specify \mathbb{Z}	uniantivopic organization, traternal
	불발 기타 기타를 발매하는 기타를 가고 있다고 있다. 그 등록 1. 	
b.	Does the servicer also hold the mortgage?	
	☐ Yes > ☐ No	
	∍ Don't know	
62.	Tark of the day	n de Baria de la companio de la com La companio de la co
74.	What was the face amount of the current FIRST m when made?	ortgage on the rental unit
	\$600 \text{\$\}}}}\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\exi\}}}\\ \$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\e	
361.3 Reis 700 Res		
63.	Is the current FIRST mortgage on the rental unit in	sured or guaranteed by —
	□ The Federal Housing Administration (FHA)?	
	2 ☐ The Department of Veterans Affairs (VA)? 3 ☐ The Farmers Home Administration (FmHA)?	
	4 A private mortgage insurance company?	
	s □None of the above	
64.	Is the current FIRST mortgage on the unit —	
	ı □The same mortgage that was placed or assum	ed when the unit was acquired?
	₃ □A mortgage placed on a unit previously owner	I free and clear of debt?
65a.	In what year was the current FIRST mortgage on t	he rental unit made or assumed?
	If a mortgage was refinanced or renewed, enter the ye	
		a Vivine inostrecent deligh.
b.	What is the current interest rate on the FIRST mor	tgage?
	gan en ar ol 1749. Bandaria en la casa de	
	Percent	
	(14)1年 (明末:15)26 (4)	
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	AND DESCRIPTION OF THE PARTY OF
66. What type of mortgage is the current FIRST mortgage on the unit?	
Mark (X) only ONE box.	
ı □Fixed-rate, level payment	
≥ □Short-term with balloon payment	
₃ ☐ Adjustable rate mortgage (ARM)	
4□Other – Specify 7	
67a. How much are the required regular mortgage payments on ALL mortgages on the rental unit?	
[
ျ o □ No regular pa_nents required	
SKIP to item 68a	
b, Per—	
ı ☐ Month	
2 ☐ Quarter	
3 ☐ Year	
4 □ Other = Specify 🗾	
1 1982 (1982) - 1882 (1982) (1982) - 1983 (1984) - 1985 (1984) - 1985 (1984) - 1985 (1984) - 1985 (1984) - 1985 (1984) - 198	
68a. Is the owner of the rental unit a —	**************************************
사용환화점환경관·용화 및 경기관·원급하는 40 시간	
Mark (X) only ONE box	
☐ Individual investor, including joint ownership by two or more individuals, such as husband and wife?	
2 □ Trustee for estate?	
₃ ☐ Limited partnership?	
4 ☐ General partnership?	
∫5 Joint venture?	
6 Real Estat Investment Trust (REIT)? 7 □ Life insurance company?	
8 Financial instruction other than life insurance company?	
J g □ Real estate corporation?	
10 ☐ Corporation other than real estate corporations?	
☐ Housing co-operative organization or stock co-operative?	
12 Non-profit or church-related institution or labor union? 13 Fraternal organization?	
14 ☐ Other kind of institution? – Specify ₹	
[기문과 발표]	
SKIP to item 78, page 30	
선생활을 보고 있는 것을 보고 있는 것이다. 물실수를 들어 있는 것을 보고 있는 것을 하는 것이다.	
→ b. How many owners are there?	
일상으로 하는 그 : Owners : I I I I I I I I I I I I I I I I I I	
大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大	aren ure in la rentae glas l'Agra

Page 26

	The following questions refer to the individual whose name appears on partnership, answer for the lead or more individuals, answer for any or	the legal deed to this poperating general part	conorty if this is a monaral	
69a.	What is the owner's age?Age			
b.	What is the owner's sex? □ Male □ Female			
C	What is the owner's race? 1 ☐ White 2 ☐ Black or African American 3 ☐ American Indian or Alaskan Native 4 ☐ Asian or Pacific Islander 5 ☐ Other			
d.	Is the owner of the unit of Spanish/li i ☐ Yes 2 ☐ No	tispanic origin?		
Ţ	Does the owner own any OTHER resi -1 ☐ Yes -2 ☐ No: SKIP to item 71a How many TOTAL rental apartment i own in the United States?			
	Total number of rental un	its		
71a.	What was the owner's total gross in ALL sources? · □ Less than \$10,000 2 □ \$10,000 to \$29,999 3 □ \$30,000 to \$49,999 4 □ \$50,000 to \$74,999 5 □ \$75,000 to \$99,999 6 □ \$100,000 or more	come (before income ta	xes) in 1994 from	
6.	What percentage of gross income ca 1 □ 100 percent 2 □ 75 to 99 percent 3 □ 50 to 74 percent 4 □ 25 to 49 percent 5 □ 10 to 24 percent 6 □ 1 to 9 percent	me from ownership of	the rental unit?	
	7 ☐ None, this unit is losing money			

FORM POMS-102 (8-1-95)

Answer item 71c only if item 70a is marked "Yes".	
71c. What percentage of gross income came from ownership of ALL residential	property?
ı ☐ 100 percent	- Control of the Cont
2 ☐ 75 to 99 percent (A)	
₃ ☐ 50 to 74 percent	
4 ☐ 25 to 49 percent 5 ☐ 10 to 24 percent	
6 ☐ 1 to 9 percent	
7 □ None	
	4 % ks. xs.
72a. Does the owner contribute time to the maintenance and/or management or rental unit?	
SKIP to item 73a	
b. About how many hours per week has the owner spent on the maintenance	
and/or management of the unit in the past 12 months?	
o□Less than 1 hour per week i□1 to 8 hours per week	다. 발등 사실 교육 등 기 전 보통 기 전 생생.
2 ☐ 9 to 24 hours per week	
3 ☐ 25 to 40 hours per week 4 ☐ More than 40 hours per week	
4 Note than 40 flours per week	
C. Did the owner receive wages or salary for work performed in the maintenance and/or management of the unit in the past 12 months?	
. 그림, 중요한 보다는 한 경기에 가장 하는 것이 되었다면 하는 것이 되었다면 하는 사람이 되는 것이 없는 것이 되었다면 하는 것이다. 그렇게 되었다면 하는 것이 되었다면 하는 것이 되었다면 하는 것이 되었다면 하는 것이 되었다면 하는 것이다면 하는 것이다면 하는데	
73a. What percentage of the owner's working time is devoted to all aspects of owning and managing residential rental properties?	
r 1 □ 100 percent	
SKIP to item 74b, page 29	
(2 ☐ 75 to 99 percent	
3 ☐ 50 to 74 percent	
d	
[1] 表 录 图形, 性致少的 制作 ()) ()) ()) ()) ()) ()) ()) ()) () () () ()) () ()) () ()) () () () ()) () ()) () (
b. In addition to owning residential rental property, in what other type of w the owner of this unit involved?	ork is
Mark (X) ALL that apply.	
ı ☐ Executive, administrative, or managerial 2 ☐ Professional (legal, medical, educational, etc.)	강화원이 발표하였습니다. 1985년 - 1985년
3 Technical	
4 ☐ Administrative support, clerical	
5 ☐ Sales	
6 ☐ Precision craft or repair	
7 ☐ Farming, forestry, or fishing	interniseen over in his over in his Book in his book in his over i
8 ☐ Other 9 ☐ None	
AFTINOUS TO THE PARTY OF THE PA	

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/ 74a.	CENSUS USE ONLY
ne ne manuel de la company de	
NAME OF THE PROPERTY OF THE PR	
b.	Where does the owner of the rental unit live most of the time?
	Mark (X) only ONE answer.
	ı □ United States (including Puerto Rico)
	2 □ Canada 3 □ Mexico
	उ⊂Mexico ₄□ Central America, South America, the Caribbean
A CONTRACTOR OF THE CONTRACTOR	s D Europe
	6 Asia excluding Middle East
	7 ☐ Middle East, North Africa: 8 ☐ Other Africa:
	as □ Other Airica □ □ Australia, New Zealand, Pacific Islands
	10 ☐ Other – Specify ⊋
1.5	
75.	In the past 12 months, about how often did the owner visit the rental unit?
	i □ More than once a week
	z□About once a week
	3 ☐ About twice a month
	4 □ About once a month 5 □ Less than once a month
	6 □ Never or almost never
76.	Where was the owner of this rental unit born?
	를 사용하는 경험자들이 사용하는 보다는 전자는 보다는 사용하다. 마스를 하는 사람들이 보다는 사용을 통해 등록 하는 사용을 통해 보고 있다. 사용하는 사용하는 사용하는 사용하는 사용하는 사용하는 사용하는 사용하는
	Mark (X) only ONE answer. □ United States (including Puerto Rico)
	2 ☐ Canada
	a ☐ Mexico
	4 ☐ Central America, South America, the Caribbean
	s □ Europe 6 □ Asia excluding Middle East
	7 ☐ Middle East, North Africa
	8 ☐ Other Africa
	9 🗆 Australia, New Zealand, Pacific Islands
	10 □ Other – Specify Z
	사이다. 2012년 - 1일 - 1
77.	How long has the owner of this rental unit owned residential rental property?
	Include properties other than this one.
	a □ Less than 1 year 2 □ 1 up to 3 years
	3 ☐3 up to 5 years
	₄□5 up to 10 years
	s □ 10 years or more
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Title		the state of the s
1 tClc	:	
State	ZIP Code	
area code)		
maire? to item 81		
ess, and telephone number of t e.	he person who	
Title		
State	ZIP Code	
area code)		
eceiving a summary of the sur	vey results when they	
		ION.
	rea code) Inaire? Ito item 81 State State Area code) Connaîre in the enclose	inaire? It of item 81 It is, and telephone number of the person who is, and telephone number of the person who is item. Title State ZIP Code Perea code) C MUCH FOR YOUR COOPERAT Itionmaire in the enclosed envelope to:

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Page 32			MODELL CONTROL	FORM POMS-102 (8-1-95)

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PROPERTY OWNERS AND MANAGERS SURVEY, 1995-1996 Microdata File Items INDEX TO POMS-101 Multi-Unit Property Items

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Type DiffFrom Hhs With Unemployed Adults	M209	DIFFUNEM	5 0 5
Type DiffFrom Hhs With Unemployed Adults	M234	CHARUNEM	530
Type DiffFrom Hhs With Visitors Unwelcome to	Mamt, M210	DIFFUNMG	506
Type DiffFrom Hhs With Visitors Unwelcome to		DIFFUNTE	507
Type DiffFrom Hhs With Visitors Unwelcome to		CHARUNWE	531
Type DiffFrom Hhs With Visitors Unwelcome to		CHARUNTE	532
Type DiffFrom Households With Teenage Child	M207	DIFFTEEN	503
Type DiffFrom Households With Teenage Child	M232	CHARTEEN	528
Type DiffFrom Low-Income Households	₩2 0 3	DIFFLOW	49 3
Type DiffFrom Low-Income Households	Ħ228	CHARLOWI	524
Type DiffFrom Overcrowded Units	M206	DIFFCRWD	502
Type DiffFrom Overcrowded Units	M231	CHARCRWD	527
Type DiffFrom Single-Parent Households	M205	DIFFSNGL	501
Type DiffFrom Single-Parent Households	M230	CHARSNGL	526
Type DiffFrom Young Adult/Student Households	M208	DIFFSTU	504
Type Diff. From Young Adult/Student Housholds	M233	CHARSTUD	529
Type DiffOther	M212	DIFFOTHR	508
Type DiffOther	M237	CHAROTHR	533
Type DiffSec. 8 Certificate Holders	M204	DIFFSEC8	500
Type DiffSec. 8 Certificate Holders	M229	CHARSEC8	525
Type of First Mortgage	M309	MTGITYPE	649
Type of Owner	M312	OWNERTYP	659-660
Type of Servicer	M302	SERVICER	629-630
Unit Handicapped Accessible	M15	HANDICAP	26
Unit Inspected in Last 2 Years	M18	INSP2YRS	29
Value	592-600M283	VALUE	
the barry through a my Privat	M37	WAHEATFU	79-80
Water Heating Fuel		entition 10	13-00
Water Included in Rent	м9	WATER	17
-			17 689-690
Water Included in Rent	м9	WATER OWNRLIVE OWNRBORN	17
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire	M9 M329 M331 M333	WATER OWNRLIVE OWNRBORN CMPLQUES	17 689-690 692-693 695
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St	M9 M329 M331 M333 able Tenant Pop. M181.1	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP	17 689-690 692-693 695 455
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN	17 689-690 692-693 695 455 456
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MomtMin. Tenant Turnover-3 Minimize	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS	17 689-690 692-693 695 455 456 457
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MomtMin. Tenant Turnover-3 Minimize Why is MgmMin. Tenant Turnover-4 Lower Mai	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOS1	17 689-690 692-693 695 455 456 457 458
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MomtMin. Tenant Turnover-3 Minimize Why is MgmzMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR	17 689-690 692-693 695 455 456 457 458 459
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MomtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2	17 689-690 692-693 695 455 466 457 458 , 459
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MomtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV	17 689-690 692-693 695 455 456 457 458 459 28 52-54
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MomtMin. Tenant Turnover-3 Minimize Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom Fixtures Re	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MomtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom fixtures Re Work Done In Last 5 Years-Building Roof Repair	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF	17 689-690 692-693 695 455 456 457 458 , 459 28 52-54 37-39 61-63
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom Fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Carpets Replaced	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 M23	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP	17 689-690 692-693 695 455 456 457 458 , 459 28 52-54 37-39 61-63 40-42
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom Fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Carpets Replaced Work Done In Last 5 Years-Heating/AC Unit Repa	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 M23 ired M29	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom Fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Carpets Replaced Work Done In Last 5 Years-Heating/AC Unit Repa Work Done In Last 5 Years-Inspection for Pests	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 M23 ired M29 M28	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC PESTINSP	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60 55-57
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MomtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom Fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Heating/AC Unit Repa Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Interior Painted	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 Placed M22 ed M30 M23 ired M29 M28 M20	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC PESTINSP INTPAINT	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60 55-57 31-33
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom Fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Heating/AC Unit Repa Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Interior Painted Work Done In Last 5 Years-Interior Painted Work Done In Last 5 Years-Kitchen Appliances Re	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 M23 ired M29 M28 M20 M20 M21	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC PESTINSP INTPAINT APLNCREP	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60 55-57 31-33 34-36
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom Fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Heating/AC Unit Repair Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Interior Painted Work Done In Last 5 Years-Kitchen Appliances Re Work Done In Last 5 Years-Lead-Based Paint Res	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 ired M29 ired M29 M28 M20 M21 M20 M21 M20 M21 M25	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC PESTINSP INTPAINT APLNCREP PAINTRMV	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60 55-57 31-33 34-36 46-48
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MomtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom Fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Heating/AC Unit Repa Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Interior Painted Work Done In Last 5 Years-Kitchen Appliances Re Work Done In Last 5 Years-Lead-Based Paint Ren Work Done In Last 5 Years-Other Major Repairs	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 ired M23 ired M29 M28 M20 M28 M20 M29 M28 M20 M21 M0ved M25 - 1 M31	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC PESTINSP INTPAINT APLNCREP PAINTRMV REPOTHR1	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60 55-57 31-33 34-36 46-48 64-66
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Heating/AC Unit Repa Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Interior Painted Work Done In Last 5 Years-Kitchen Appliances Re Work Done In Last 5 Years-Lead-Based Paint Ren Work Done In Last 5 Years-Other Major Repairs Work Done In Last 5 Years-Other Major Repairs	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 ired M23 ired M29 M28 M20 M29 M28 M20 M29 M28 M20 M20 M21 M20 M21 M31 M31 M32	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC PESTINSP INTPAINT APLNCREP PAINTRMV REPOTHR1	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60 55-57 31-33 34-36 46-48 64-65 67-69
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom Fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Carpets Replaced Work Done In Last 5 Years-Heating/AC Unit Repa Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Interior Painted Work Done In Last 5 Years-Lead-Based Paint Ren Work Done In Last 5 Years-Lead-Based Paint Ren Work Done In Last 5 Years-Other Major Repairs Work Done In Last 5 Years-Other Major Repairs Work Done In Last 5 Years-Other Major Repairs	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 ired M29 ired M29 deplaced M21 moved M25 - 1 M31 - 2 M32 - 3 M33	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC PESTINSP INTPAINT APLNCREP PAINTRMV REPOTHR1 REPOTHR2 REPOTHR3	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60 55-57 31-33 34-36 46-48 64-66 67-69 70-72
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Heating/AC Unit Repa Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Interior Painted Work Done In Last 5 Years-Lead-Based Paint Ren Work Done In Last 5 Years-Cother Major Repairs Work Done In Last 5 Years-Other Major Repairs	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 ired M29 ired M29 ired M29 ired M29 ired M21 moved M25 - 1 M31 - 2 M32 - 3 M33 M26	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC PESTINSP INTPAINT APLNCREP PAINTRMV REPOTHR1 REPOTHR2 REPOTHR3 RADONVNT	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60 55-57 31-33 34-36 46-48 64-65 67-69 70-72 49-51
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Heating/AC Unit Repa Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Interior Painted Work Done In Last 5 Years-Lead-Based Paint Ren Work Done In Last 5 Years-Other Major Repairs	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 ired M29 ired M29 ired M29 ired M29 M28 M20 ired M21 M28 M20 M21 M31 M25 M31 M26 M32 M33 M26 M24	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC PESTINSP INTPAINT APLNCREP PAINTRMV REPOTHR1 REPOTHR2 REPOTHR3 RADONVNT REWIRED	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60 55-57 31-33 34-36 46-48 64-66 67-69 70-72 49-51 43-45
Water Included in Rent Where Owner Lives Most of the Time Where Was Owner Born Who Completed the Questionnaire Why is MgmtMin. Tenant Turnover-1 Maint. St Why is MgmtMin. Tenant Turnover-2 Retain De Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-4 Lower Mai Why is MgmtMin. Tenant Turnover-5 Other Will Tenant Share in Costs of Accessibility Work Done In Last 5 Years-Asbestos Removed Work Done In Last 5 Years-Bathroom fixtures Re Work Done In Last 5 Years-Building Roof Repair Work Done In Last 5 Years-Heating/AC Unit Repa Work Done In Last 5 Years-Inspection for Pests Work Done In Last 5 Years-Interior Painted Work Done In Last 5 Years-Lead-Based Paint Ren Work Done In Last 5 Years-Cother Major Repairs Work Done In Last 5 Years-Other Major Repairs	M9 M329 M331 M333 able Tenant Pop. M181.1 sirable Tenants M181.2 Turnover Costs M181.3 nt. Costs M181.4 M181.5 M17 M27 placed M22 ed M30 ired M29 ired M29 ired M29 ired M29 ired M21 moved M25 - 1 M31 - 2 M32 - 3 M33 M26	WATER OWNRLIVE OWNRBORN CMPLQUES STABLPOP RETAIN MINCOSTS LOWRCOST MINIOTHR TENCOST2 ASBSTRMV BATHFIX ROOF CARPTREP HEATAC PESTINSP INTPAINT APLNCREP PAINTRMV REPOTHR1 REPOTHR2 REPOTHR3 RADONVNT	17 689-690 692-693 695 455 456 457 458 459 28 52-54 37-39 61-63 40-42 58-60 55-57 31-33 34-36 46-48 64-65 67-69 70-72 49-51

DESCRIPTION	NO.	NAME	LOCATION
Would Owner Buy Again Today	M299	BUYAGAIN	623
Year Built	M34	YRBUILT	73-74
Year First Mortgage Made	M307	MTG1YRMD	643-644
Year Property Acquired	M267	YRPROPAQ	564-565

DESCRIPTION	NO.	NAME	LOCATION
Times a Tenant Taken Mgmt. to Court in Last 2 Years	M239	COURTISM	535
Times Mgmt Taken a Tenant to Court in Last 2 Years	M238	COURTMGM	534
Trash Collection Included in Rent	M10	TRASH	18
Turnover Rate in Last 12 Months	M176	TURNRATE	442
Type DiffFrom Hhs With Unemployed Adults	M209	DIFFUNEM	505
Type DiffFrom Hhs With Unemployed Adults	M234	CHARUNEM	530
Type DiffFrom Hhs With Visitors Unwelcome to Mgmt.	M210	DIFFUNMG	506
Type DiffFrom Hhs With Visitors Unwelcome to Ten.	M211	DIFFUNTE	507
Type DiffFrom Hhs With Visitors Unwelcome to the Mgmt	M235	CHARUNWE	531
Type DiffFrom Hhs With Visitors Unwelcome to the Ten.	M236	CHARUNTE	532
Type DiffFrom Households With Teenage Child	M207	DIFFTEEN	503
Type DiffFrom Households With Teenage Child	M232	CHARTEEN	528
Type DiffFrom Low-Income Households	M203	DIFFLOW	499
Type DiffFrom Low-Income Households	M228	CHARLO./I	524
Type DiffFrom Overcrowded Units	M206	DIFFCRWD	502
Type DiffFrom Overcrowded Units	M23I	CHARCRWD	527
Type DiffFrom Single-Parent Households	M205	DIFFSNGL	501
Type DiffFrom Single-Parent Households	M230	CHARSNGL	526
Type DiffFrom Young Adult/Student Households	M208	DIFFSTU	504
Type DiffFrom Young Adult/Student Housholds	M233	CHARSTUD	529
Type DiffOther	M212	DIFFOTHR	508
Type DiffOther	M237	CHAROTHR	533
Type DiffSec. 8 Certificate Holders	M204	DIFFSEC8	500
Type DiffSec. 8 Certificate Holders	M229	CHARSEC8	525
Type of First Mortgage	M309	MTG1TYPE	649
Type of Owner	M312	OWNERTYP	659-660
Type of Servicer	M302	SERVICER	629-630
Unit Handicapped Accessible	M15	HANDICAP	26
Unit Inspected in Last 2 Years	MI8	INSP2YRS	29
Value	592-600M283	VALUE .	
Water Heating Fuel	M37	WAHEATFU	79-80
Water Included in Rent	M9	WATER	17
Where Owner Lives Most of the Time	M329	OWNRLIVE	689-690
Where Was Owner Born	M331	OWNRBORN	692-693
Who Completed the Questionnaire	M333	CMPLQUES	695
Why is MgmtMin. Tenant Turnover-1 Maint. Stable Tenant Pop.	M181.1	STABLPOP	455
Why is MgmtMin. Tenant Turnover-2 Retain Desirable Tenants	M181.2	RETAIN	456
Why is MgmtMin. Tenant Turnover-3 Minimize Turnover Costs	M181.3	MINCOSTS	457
Why is MgmtMin. Tenant Turnover-4 Lower Maint. Costs	M181.4	LOWRCOST	458
Why is MgmtMin. Tenant Turnover-5 Other	M181.5	MINIOTHR	459
Will Tenant Share in Costs of Accessibility	M17	TENCOST2	28
Work Done In Last 5 Years-Asbestos Removed	M27	ASBSTRMV	52-54
Work Done In Last 5 Years-Bathroom Fixtures Replaced	M22	BATHFIX	37-39
Work Done In Last 5 Years-Building Roof Repaired	M30	ROOF	61-63
Work Done In Last 5 Years-Carpets Replaced	M23	CARPTREP	40-42
Work Done In Last 5 Years-Heating/AC Unit Repaired	M29	HEATAC	58-60
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Other Type of Work of Owner - 4 Administrative support	\$297.4	OWNRADMN	
Other Type of Work of Owner - 5 Sales	\$297.5	OWNRSALE	
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Value	J. J.	1	

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PROPERTY OWNERS AND MANAGERS SURVEY, 1995-1996 Variable Listing POMS-101 Multi-Unit Property Items

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NO.	NAME	DESCRIPTION	LOCATION
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NO.	NAME	DESCRIPTION	LOCATION
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S294	TIMEOWNR	How Much Time Does Owner Contribute on Maintenance or Mgmt	532
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S296	PCTOWNTM	Percentage of Owner's Time Spent on Maintenance or Mgmt of all	534
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S297.4	OWNRADMN	Other Type of Work of Owner - 4 Administrative support	538
S297.5	OWNRSALE	Other Type of Work of Owner - 5 Sales	539
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S297.8	OWNROTWK	Other Type of Work of Owner - 8 Other	542
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S299	OWNRVSIT	How Often Did Owner Visit Property in Last 12 Months	545
S300	OWNRBORN	Where Was Owner Born	546-547
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S306	OCSTTEND	Operating Costs - Time Period for Receipt - End	562-565
\$307	FINSUWGT	Final Single-Unit Property Weight	566-574

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RECORD LAYOUT

PROPERTY OWNERS AND MANAGERS SURVEY, 1995-1996 Microdata File Items POMS-101 Multi-Unit Property Items

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PIN	Property Identification Number	M1	6	1-6
	000001 = First record			
	 999999 = Last record			
RECTYP	Record Type	M2	4	7
	7 = Unit in a multi-unit property			
REGION	Location of Property-Region	МЗ	1	8
	1 = Northeast 2 = Midwest 3 = South 4 = West			
INMA	Location of Property-Inside/Outside MA	M4	1	9
	1 = Inside MA/in central city2 = Inside MA/not in central city3 = Outside MA			
RENT	Monthly Rent	M5	4	10-13
	0000 = Occupied rent free 0001 = Amount in dollars 1127 = Topcode amount 9997 = Highest possible mean value above topcode (see chapter 12) 9998 = Not reported			
ELEC	Electricity Included in Rent	M6	Apres Property Control	14
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (occupied rent free)			

NAME	DESCRIPTION	NO.	SIZE	LOCAT
GAS	Gas Included in Rent	M7	1	
	1 = Yes 2 = No 3 = Not used 8 = Not reported 9 = Not applicable (occupied rent free)			
OTHFUEL	Fuel Oil or Other Fuels Included in Rent	M8	1	
	1=Yes 2 = No 3 = Not used 8 = Not reported 9 = Not applicable (occupied rent free)			
WATER	Water Included in Rent	M9	Yes	
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (occupied rent free)			
TRASH	Trash Collection Included in Rent	M10	4	1
	1=Yes 2 = No 8 = Not reported 9 = Not applicable (occupied rent free)			
RENTSEC8	Rent Paid By-1	M11.1	4	1
	 0 = Response not selected 1 = Federal Section 8 Program 8 = Not reported (no responses			
RENTAFDC	Rent Paid By-2	M11.2	4	20
	 0 = Response not selected 2 = AFDC, ADC, General Assistance, other 8 = Not reported (no responses			
RENTSUB	Rent Paid By-3	M11.3	1	2
	 0 = Response not selected 3 = Another Federal housing subsidy program 8 = Not reported (no responses 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
RENTSTSB	Rent Paid By-4	M11.4	1	22
	 0 = Response not selected 4 = Another state or local housing subsidy program 5 = None of the programs helps pay rent 6 = Unit is vacant 7 = Respondent doesn't know 8 = Not reported (no responses M11.1-M11.4 selected) 9 = Not applicable (occupied rent free) 			
	Note: M11.1 through M11.4 should be considered 1 item			
RNTREGST	Rent Regulation Status-Unit	M12	1	23
	 1 = Yes, under rent control or stabilization 2 = Yes, some other form of rent regulation 3 = No 8 = Not reported 9 = Not applicable (occupied rent free) 			
LEASETME	Length of Lease	M13	1	24
	1 = Less than one year or month-to-month 2 = 1 year 3 = More than 1 year but less than 2 years 4 = 2 years 5 = More than 2 years 6 = No lease required 8 = Not reported 9 = Not applicable (occupied rent free)			
RENTCHG	Rent Change from Previous Tenant	M14	1	25
	 1 = Yes, rent increased 2 = Yes, rent decreased 3 = No change 4 = No previous tenant in this unit 8 = Not reported 			
HANDICAP	Unit Handicapped Accessible	M15	1	26
	1 = Yes 2 = No 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
TENCOST1	Did Tenant Share in Costs of Accessibility	M16	1	27
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not handicapped-accessible)			
TENCOST2	Will Tenant Share in Costs of Accessibility	M17	1	28
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (already handicapped-accessible)			
INSP2YRS	Unit Inspected in Last 2 Years	M18	1	29
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			99
INSPRSLT	Results of Inspection	M19	1	30
	 1 = Passed inspection 2 = Passed inspection subject to repairs 3 = Did not pass, but passed reinspection 4 = Did not pass 5 = Don't know 8 = Not reported 9 = Not applicable (not inspected) 			
INTPAINT	Work Done In Last 5 Years-Interior Painted	M20	3	31-33
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
APLNCREP	Work Done In Last 5 Years-Kitchen Appliances Replaced	M21	3	34-36
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
·	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			÷
BATHFIX	Work Done In Last 5 Years-Bathroom Fixtures Replaced	M22	3	37-39
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
CARPTREP	Work Done In Last 5 Years-Carpets Replaced	M23	3.	40-42
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
REWIRED	Work Done In Last 5 Years-Unit Rewired	M24	3	43-45
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PAINTRMV	Work Done In Last 5 Years-Lead-Based Paint Removed	M25	3	46-48
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990	,		
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
RADONVNT	Work Done In Last 5 Years-Radon Vented	M26	3	49-51
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
ASBSTRMV	Work Done In Last 5 Years-Asbestos Removed	M27	3	52-54
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
PESTINSP	Work Done In Last 5 Years-Inspection for Pests	M28	3	55-57
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
HEATAC	Work Done In Last 5 Years-Heating/ AC Unit Repaired	M29	3	58-60
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
*	**			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
ROOF	Work Done In Last 5 Years-Building Poof Repaired	M30	3	61-63
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
REPOTHR1	Work Done In Last 5 Years-Other Major Repairs - 1	M31	3	64-66
	200 = No or not needed 190 = Yes, in 1990 			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = No "other" repairs			
REPOTHR2	Work Done In Last 5 Years-Other Major Repairs - 2	М32 ,	3	67-69
	190 = Yes, in 1990 			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = No "other" repairs			
REPOTHR3	Work Done In Last 5 Years-Other Major Repairs - 3	M33	3	70-72
	190 = Yes, in 1990			·
	195 = Yes, in 1995 198 = Yes, year not reported 998 = No "other" repairs			
YRBUILT	Year Built	M34	2	73-74
	19 = 1919 or earlier 20 = 1920-1929 30 = 1930-1939 40 = 1940-1949 50 = 1950-1959 60 = 1960-1969			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
	70 = 1970-1979 80 = 1980-1984 85 = 1985-1989 90 = 1990 91 = 1991 92 = 1992 93 = 1993 98 = Not reported			
HEATEQ	Heating Equipment	M35	2	75-76
	01 = Central warm air furnace 02 = Steam or hot water system 03 = Electric heat pump 04 = Other Built-in Electric Units 05 = Floor, wall, or other built-in, hot-air heater without ducts 06 = Room heatersvented to the outside 07 = Room heatersunvented 08 = Portable electric room heaters 09 = Stove(s) 10 = Fireplace(s) with inserts 11 = Fireplace(s) with no inserts 12 = Other 13 = None 98 = Not reported			
HEATFUEL	Building Heating Fuel	M36	2	77-78
	01 = Electricity 02 = Gas 03 = Fuel oil 04 = Kerosene or other liquid fuel 05 = Coal or coke 06 = Wood 07 = Solar energy 08 = Other 09 = None 98 = Not reported 99 = Not applicable (no heating equipment)			
WAHEATFU	Water Heating Fuel	M37	2	79-80
	01 = Electricity 02 = Gas 03 = Fuel oil 04 = Kerosene or other liquid fuel 05 = Coal or coke 06 = Wood 07 = Solar energy 08 = Other 09 = None 98 = Not reported			

NAME	E DESCRIPTION	NO.	SIZE	LOCATION
BLDG	SNUM Number of Buildings	M38	3	81-83
	001 = 1 building			
	 068 = Topcode amount 997 = Highest possible mean value above topcode (see chapter 12) 998 = Not reported			
OCCL	UPNUM Number of Occupied Units	M39	5	84-88
	00000 = None 00001 = 1 unit			
	 00677 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			
VACSA	ALE Number of Vacant For Sale Only Units	M40	4	89-92
	0000 = None 0001 = 1 unit			
	 0070 = Topcode amount 9997 = Highest possible mean value above topcode (see chapter 12) 9998 = Not reported			
VACRE	ENT Number of Vacant For Rent Only Units	M41	4	93-96
	0000 = None 0001 = 1 unit 0095 = Topcode amount 9997 = Highest possible mean value above topcode (see chapter 12) 9998 = Not reported			
VACSLF	RN Number of Vacant Units Either For Rent or Sale	M42	4	97-100
	0000 = None 0001 = 1 unit			
	0124 = Topcode amount 9997 = Highest possible mean value above topcode (see chapter 12) 9998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
VACNUM	Number of Vacant Units Not Available	M43	3	101-103
	000 = None 001 = 1 unit			
	023 = Topcode amount 997 = Highest possible mean value above topcode (see chapter 12) 998 = Not reported			
FURNSNUM	Number of Furnished Units	M44	4	104-107
	0000 = None 0001 = 1 unit			
	0241 = Topcode amount 9997 = Highest possible mean value above topcode (see chapter 12) 9998 = Not reported			
RENTFREE	Number of Rent Free Units	M45	3	108-110
	000 = None 001 = 1 unit			
	007 = Topcode amount 997 = Highest possible mean value above topcode (see chapter 12) 998 = Not reported			
RENTREG1	Rent Regulation Status-1	M46.1	1	111
	 0 = Response not selected 1 = One or more units under rent control or rent stabilization 8 = Not reported (no responses M46.1-M46.2 selected) 			
RENTREG2	Rent Regulation Status-2	M46.2	1	112
	 0 = Response not selected 2 = One or more units under some other form of rent regulation 3 = No units under rent regulation 8 = Not reported (no responses 			
	M46.1-M46.2 selected)			
	Note: M46.1 through M46.2 should be considered 1 item			
AIRCOND	Amenities Available-Air Conditioning	M47	1	113
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 		·	

NAME	DESCRIPTION	NO.	SIZE	LOCATION
	8 = Not reported			
OFFCVPRK	Amenities Available-Covered Off-Street Parking	M48	1	114
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
OFFUCPRK	Amenities Available-Uncovered Off-Street Parking	M49	1	115
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
SWIMPOOL	Amenities Available-Swimming Pool	M50	1	116
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			·
SHUTLBUS	Amenities Available-Shuttle Bus Service	M51	1 .	117
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 	•		
MESSNSVC	Amenities Available-Secretarial/Message Service	M52	1	118
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
PARTYRM	Amenities Available-Common Rooms for Parties	M53	1	119
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
SOCEVENT	Amenities Available-Organized Social Events	M 54	1	120
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
SECSYSUN	Amenities Available-Electronic Security System for Unit	M55	1	121
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
CABLETV	Amenities Available-Cable TV	M56	4	122
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
ATHLETIC	Amenities Available-Athletic Facilities	M57	1	123
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
LNDRYAPP	Amenities Available-Laundry Appliances in Unit	M58	een jr	124
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
LNDRYRM	Amenities Available-Common Laundry Room	M59	1	125
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
ELEVATOR	Amenities Available-Elevator	M60	1	126
	1 = Yes 3 = No 8 = Not reported			
SECSYSPP	Amenities Available-Security System for Property	M61	1	127
	1 = Yes 3 = No 8 = Not reported			
SPRINKLR	Amenities Available-Automatic Sprinkler System	M62	1	128
	1 = Yes 3 = No 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PLAYAREA	Amenities Available-Play Area for Children	M63	1	129
	1 = Yes 3 = No 8 = Not reported			
HEATUPGR	Capital Improve. in Last 5 Years-Upgrading Heating System	M64	3	130-132
	200 = No 300 = Don't know 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
PLMBUPGR	Capital Improve. in Last 5 Years-Upgrading Plumbing System	M65	3	133-135
	200 = No 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
AIRCUPGR	Capital Improve. in Last 5 Years-Add or Upgrade AC	M66	3	136-138
	200 = No 300 = Don't know 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
KTCHREPL.	Capital Improve. in Last 5 Years-Replacement of Kitchen Facilities	M67	3	139-141
	200 = No 300 = Don't know 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
BATHRNOV	Capital Improve. in Last 5 Years-Renovation of Bathroom Facilities	M68	3	142-144
	200 = No 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
SECURADD	Capital Improve. In Last 5 Years-Addition of Security System	M69	3	145-147
	200 = No 300 = Don't know 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
POOLADD	Capital Improve. in Last 5 Years-Addition of Swimming Pool	M70	3	148-150
	200 = No 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
OFFPRKAD	Capital Improve. in Last 5 Years-Addition of Off-Street Parking	M71	3	151-153
	200 = No 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PLAYGRAD	Capital Improve. in Last 5 Years-Addition of Playground	M72	3	154-156
	200 = No 300 = Don't know 190 = Yes, in 1990 195 = Yes, in 1995			
	198 = Yes, year not reported 998 = Not reported			
HNDCPADD	Capital Improve. in Last 5 Years-Addition of Handicap Accessibility Improvements	M73	3	157-159
	200 = No 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
IMPROTH1	Capital Improve. in Last 5 Years-Other-1	M74	3	160-162
	200 = No 190 = Yes, in 1990 195 = Yes, in 1995 198 = Yes, year not reported 998 = No "other" improvements	·		
IMPROTH2	Capital Improve. in Last 5 Years-Other-2	M75	3	163-165
	190 = Yes, in 1990 195 = Yes, in 1995 198 = Yes, year not reported 998 = No "other" improvements	·		
EMPLRMGR	Does Owner Employ Manager-1	M76.1	4	166
	 0 = Response not selected 1 = Yes, resident manager 8 = Not reported (no responses M76.1-M76.3 selected) 			
EMPLNRMG	Does Owner Employ Manager-2	M76.2	Ą	167
	0 = Response not selected 2 = Yes, non-resident manager 8 = Not reported (no responses M76.1-M76.3 selected)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
EMPMGTCO	Does Owner Employ Manager-3	M76.3	*	168
	0 = Response not selected 3 = Yes, management company 4 = No 8 = Not reported (no responses M76.1-M76.3 selected)			
	Note: M76.1 through M76.2 should be considered 1 item			
COLLRENT	Management's Duties-Collect Rent	M77	1	169
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (owner manages property)			
TAKEAPPL	Management's Duties-Take Applications/ Select	M78	*	170
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (owner manages property)			
EVICTION	Management's Dutles-Initiate Evictions	M79	1	171
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (owner manages property)			
SMALLJOB	Management's Duties-Make Decisions on Small Jobs	M80	1	172
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (owner manages property)			
LARGEJOB	Management's Duties-Make Decisions on Large Jobs	M81	-qua	· 173
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (owner manages property)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PAYMTG	Management's Duties-Make Mortgage Payments	M82	ç	174
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (owner manages property) 			
PAYTAX	Management's Duties-Make Tax Payments	M83	1	175
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (owner manages property)			
LEGALACT	Management's Duties-Initiate Legal Action	M84	l	176
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (owner manages property)			
MGMTTIME	Length of Current Management	M85	1	177
	 1 = Less than 1 year 2 = 1 up to 3 years 3 = 3 up to 5 years 4 = 5 years or more 8 = Not reported 9 = Not applicable (owner manages property) 			
RENTROPT	Rental Receipts-Residential Units	M86	9	178-186
	000000000 = None 000000001 = Amount in dollars 			
	 004799999 = Topcode amount 999999997 = Highest possible mean value above topcode (see chapter 12) 999999998 = Not reported	·		
FILLER	Blank	M87	4	407 400
				187-190
CMRCUNIT	Presence of Commercial Units	M88	1	191
	1 = Yes 2 = No 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
CMRCFLR	Percent of Floor Space for Commercial Use	M89	3	192-194
	001 = 1 percent 099 = 99 percent 998 = Not reported 999 = Not applicable (no commercial units)			
CMRCRENT	Rental Receipts-Commercial Units	M90	9	195-203
	00000000 = None 00000001 = Amount in dollars 			
	001145607 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 999999998 = Not reported 999999999 = Not applicable (no commercial units)	•		
FILLER	Blank	M91	4	204-207
INCMAINT	Percent of Income Spent on Maintenance	M92	2	208-209
	01 = None (0 percent) 02 = Less than 5 percent 03 = 5 to 9 percent 04 = 10 to 19 percent 05 = 20 to 29 percent 06 = 30 to 39 percent 07 = 40 to 49 percent 08 = 50 to 74 percent 09 = 75 percent or more 98 = Not reported			
ADVCOSTS	Operating Costs-Advertising	M93	8	210-217
	0000000 = None 0000001 = Amount in dollars 00074999 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12)			
	99999998 = Not reported	M94	8	218-225
AUTOCOST	Operating Costs-Auto and Travel 00000000 = None	IAISA	J	a., 1 V 5-4-V
	00000001 = Amount in dollars			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
	00019381 = Topcode amount 9999997 = Highest possible mean value above topcode (see chapter 12)			
	99999998 = Not reported			
CLEANCST	Operating Costs-Cleaning	M95	8	226-233
	00000000 = None 00000001 = Amount in dollars			
	••••••••••••••••••••••••••••••••••••••			
	00097999 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12)			
	9999998 = Not reported			
COMMCOST	Operating Costs-Commissions	M96	8	234-241
	00000000 = None 00000001 = Amount in dollars 			
	 00055235 = Topcode amount 99999997 = Highest possible mean value			·
	above topcode (see chapter 12) 99999998 = Not reported			
INSURCST	Operating Costs-Property Insurance	M97	8	242-249
	00000000 = None 00000001 = Amount in dollars			
	••			
	00099999 = Topcode amount 99999997 = Highest possible mean value			
	above topcode (see chapter 12) 99999998 = Not reported			
LEGALFEE	Operating Costs-Legal and Professional Fees	M98	8	250-257
	00000000 = None 00000001 = Amount in dollars			
	00051999 = Topcode amount 99999997 = Highest possible mean value			
	above topcode (see chapter 12) 9999998 = Not reported			
MGMTFEES	Operating Costs-Management Fees	M99	8	258-265
	00000000 = None 00000001 = Amount in dollars			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
	00248999 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported			
MTGINT	Operating Costs-Mortgage Interest	M100	8	, 266-273
	00000000 = None 00000001 = Amount in dollars 			
	01656211 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported			
MTGINS	Operating Costs-Mortgage Insurance	M101	8	274-281
	00000000 = None 00000001 = Amount in dollars 			
	00156851 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12)			
	99999998 = Not reported			
	See Variable M112.1 to determine if any operating costs reported together			
OTHERINT	Operating Costs-Other Interest	M102	8	282-289
	00000000 = None 00000001 = Amount in dollars 			
	00287999 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported			
REPAIRS	Operating Costs-Repairs and Maintenance	M1J3	8	290-297
	00000000 = None 00000001 = Amount in dollars 	·		
	 00406599 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
SUPPLIES	Operating Costs-Supplies	M104	8	298-305
RETAXES	00000000 = None 00000001 = Amount in dollars 00107999 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported Operating Costs-Real Estate Taxes	M105	8	306-313
	00000000 = None 00000001 = Amount in dollars 00419507 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported See Variable M112.1 to determine if any operating costs reported together		•	
UTILCOST	Operating Costs-Utilities and Fuels	M106	8	314-321
	00000000 = None 00000001 = Amount in dollars 00449999 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported			
RFERCOST	Operating Costs-Tenant Referrals	M107	8	322-329
	0000000 = None 00000001 = Amount in dollars 00040746 = Topcode amount 99999997 = Highest possible value above topcode (see chapter 12) 99999998 = Not reported			
LAWNCOST	Operating Costs-Ground/Lawn/Snow Care	M108	8	330-337
	00000000 = None 00000001 = Amount in dollars 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
	00095999 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported			
TRSHCOST	Operating Costs-Trash Collection	M109	8	338-345
	00000000 = None 00000001 = Amount in dollars 			
	00056948 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 9999998 = Not reported			
	See Variable M112.1 to determine if any operating costs reported together			
LABRCOST	Operating Costs-Personnel/Labor Costs	M110	8	346-353
	00000000 = None 00000001 = Amount in dollars 			
	 00913202 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported			
GRNDRENT	Operating Costs-Ground Rent/Assessments	M111	8	354-361
	00000000 = None 00000001 = Amount in dollars			
	 00667999 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported			
OTHOPOST	Operating Costs-Other Operating Costs	M112	8	362-369
	00000000 = None 00000001 = Amount in dollars			
	00892240 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 99999998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OPCSTALL	Operating Costs Reported Together	M112.1	2	729-730
	00 = All costs reported separately or not reported 02 = Two of the costs reported together 03 = Three of the costs reported together 21 = All costs reported together			
	See Variable M112.1 to determine if any operating costs reported together			
FILLER	Blank	M113	4	370-373
CURMAINT	Description of Current Maintenance Program	M114	1	374
FUTMAINT	 1 = Most maintenance postponed, major problems as soon as possible 2 = Minor problems postponed, major problems handled immediately 3 = All problems handled immediately and preventive maint. practiced 8 = Not reported Description of Maintenance Program Over Next 3 Years 1 = Most maintenance postponed, major 	M115	1	375
	problems as soon as possible 2 = Minor problems postponed, major problems handled immediately 3 = All problems handled immediately and preventive maint. practiced 8 = Not reported			
GVTLOAN	Property Benefits-1	M116.1	· 1	376
	0 = Response not selected 1 = Government sponsored below market loan 8 = Not reported (no responses M116.1-M116.6 selected)			
GVTSUBS	Property Benefits-2	M116.2	1	377
	0 = Response not selected 1 = A government rental subsidy 8 = Not reported (no responses M116.1-M116.6 selected)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
GVTGRANT	Property Benefits-3	M116.3	1	378
	 0 = Response not selected 1 = A government grant such as Section 202 or CDBG 8 = Not reported (no responses M116.1-M116.6 selected) 			·
TAXRLIEF	Property Benefits-4	M116.4	\$	379
	0 = Response not selected 1 = Property tax relief 8 = Not reported (no responses M116.1-M116.6 selected)			
FITCREDT	Property Benefits-5	M116.5	4	380
	 0 = Response not selected 1 = Federal income tax credit for low-income, etc. properties 8 = Not reported (no responses M116.1-M116.6 selected) 			
FITDEPR	Property Benefits-6	M116.6	1	381
	 0 = Response not selected 1 = Accelerated Federal income tax depreciation 2 = No property benefits 3 = Don/t know 8 = Not reported (no responses M116.1-M116.6 selected) 			
	Note: M116.1 through M116.2 should be considered 1 item			
LIHTCELI	Property Eligibility for LIHTC	M117	1	382
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
LIHTCRCV	Property Receiving LIHTC	M118	que	383
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not eligible for LIHTC or eligibility not known)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PROFIT	Did Property Make a Profit Last Year	M119	1	384
	1 = Yes 2 = No, broke even 3 = No, had a loss 4 = Don't know or not sure 8 = Not reported	· .		·
PROFCOMP	Profitability Comparison to Similar Properties	M120	1	385
	 1 = Less profitable than similar properties 2 = More profitable than similar properties 3 = About the same profitability as similar properties 4 = Don't know or not sure 8 = Not reported 			
VALUECHG	Change in Area Property Values Last Year	M121	1	386
	1 = Increased 2 = Decreased 3 = Remained about the same 4 = Don't know or not sure 8 = Not reported			
COMPNSUB	Competitors for New Tenants-Privately Owned Nonsubsidized Properties in the Area	M122	- to	387
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
COMPSEC8	Competitors for New Tenants-Privately-Owned Properties That Accept Section 8 Certificate/ Voucher Holders	M123	1	388
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
COMPSUB	Competitors for New Tenants-Privately Owned Properties With Other Subsidies	M124	Q	389
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
COMPPUBL	Competitors for New Tenants-Public Housing	M125	1	390
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
COMPOTHR	Competitors for New Tenants-Other	M126	1	391
	1 = Yes 2 = No 8 = Not reported			
MKTG2NEW	Property Now Being Marketed to New Tenants	M127	1	392
	1 = Yes 2 = No 8 = Not reported			
MKNEWSAD	Advertising Now Used to Market Property - Newspaper Ads	M128	1	393
MKTGTVAD	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed) Advertising Now Used to Market Property-TV/			
MKIGIVAD	Radio Ads 1 = Yes	M129	1	394
	2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			
MKTGUIDE	Advertising Now Used to Market Property-Apt. Property Guides	M130	1	395
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			
MKTGMLS	Advertising Now Used to Market Property-MLS	M131	que	396
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
MKTGSIGN	Advertising Now Used to Market Property - *For Rent* Sign	M132	4	397
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			
MKTMOUTH	Advertising Now Used to Market Property- Word-of-Mouth	M133	1	398
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			
MKTGOTHR	Advertising Now Used to Market Property- Other Means	M134	1	399
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			
CHNGNEWS	Changes Planned in Advertising Next Year- Newspaper Ads	M135	1	400
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
CHNGTVAD	Changes Planned in Advertising Next Year-TV/ Radio Ads	M136	. 1	401
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
CHNGGUID	Changes Planned in Advertising Next Year- Apartment Property Guides	M137	quee	402
	1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
	9 = Not applicable (not being marketed)			
CHNGMLS	Changes Planned in Advertising Next Year-MLS	M138	1	403
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
CHNGSIGN	Changes Planned in Advertising Next Year - "For Rent" Sign	M139	qie.	404
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
CHNGMOUT	Changes Planned in Advertising Next Year - Word-of-Mouth	M140	1	405
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
CHNGOTHR	Changes Planned in Advertising Next Year- Other	M141	1	406
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
SCRNINTV	Methods Used to Screen Tenants-Personal Interviews	M142	1	407
	1 = Yes 2 = No 8 = Not reported			
SCRNAPPL	Methods Used to Screen Tenants-Application Form	M143	1	408
	1 = Yes 2 = No 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
SCRNCREF	Methods Used to Screen Tenants-Credit Reference or Check	M144	g	409
	1 = Yes 2 = No 8 = Not reported			
SCRNEMPL	Methods Used to Screen Tenants-Employment Ref. or Check	M145	1	410
	1 = Yes 2 = No 8 = Not reported			
SCRNPREF	Methods Used to Screen Tenants-Personal References	M146	1	411
	1 = Yes 2 = No 8 = Not reported			
SCRNBANK	Methods Used to Screen Tenants-Bank References	M147	q	412
	1 = Yes 2 = No 8 = Not reported			
SCRNPREV	Methods Used to Screen Tenants-References from Previous Rental Agent/Owner	M148	1	413
	1 = Yes 2 = No 8 = Not reported			
SCRNINC	Methods Used to Screen Tenants-Proof of Meeting Income Requirement	M149	- ware	414
	1 = Yes 2 = No 8 = Not reported			
SCRNOTHR	Methods Used to Screen Tenants-Other	M150	1	415
	1 = Yes 2 = No 8 = Not reported			
SCRNIMP	Most Important Method Used to Screen Tenants	M151	2	416-417
	01 = Personal interviews 02 = Responses on application form 03 = Credit references or credit checks 04 = Employment checks or employer references			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
	 05 = Personal references 06 = Bank references 07 = References from previous rental agent/owner 08 = Proof of meeting minimum income requirement 09 = Some other means 			
	98 = Not reported			
TENREJEC	Anyone Rejected as Tenant in Last 2 Years	M152	1	418
	1 = Yes 2 = No 8 = Not reported			
REJINTV	Reasons for Rejection-Performance in Personal Interview	M153	1	419
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJAPPL	Reasons for Rejection-Response to the Application Form	M154	1	420
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJCRED	Reasons for Rejection-Credit or Credit References	M155	1	421
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJEMPL	Reasons for Rejection-Employment History	M156	4	422
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJREF	Reasons for Rejection-Personal References	M157	1	423
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
REJOWNR	Reasons for Rejection-References from Prev. Agent/Owner	M158	· ·	424
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJINC	Reasons for Rejection-Insufficient Income	M159	**	425
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJSMALL	Reasons for Rejection-Unit Too Small For Size of Household	M160	1	426
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJBEHAV	Reasons for Rejection-A Record of Disruptive Behavior	M161	1	427
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in las: 2 years)			
REJNOFIT	Reasons for Rejection-Applicants Do Not "Fit In"	M162	1,	428
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years) 			
REJOCCUP	Reasons for Rejection-Type of Occupation	M163	1	429
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJOTHER	Reasons for Rejection-Other	M164	1	430
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
RENTINFL	Factors Used Setting Rents-Last Years Rent + Inflation	M165	1 .	431
	0 = Not a factor 1 = Important factor 8 = Not reported (no responses M165-M175 selected)			
LYRCOST	Factors Used Setting Rents-Last Years Operating Costs	M166	eastly.	432
	0 = Not a factor 1 = Important factor 8 = Not reported (no responses M165-M175 selected)			
INCRCOST	Factors Used Setting Rents-Expect. Oper. Cost Increase	M167	†	433
	0 = Not a factor 1 = Important factor 8 = Not reported (no responses M165-M175 selected)			
TURNOVER	Factors Used Setting Rents-Effect on Tenant Turnover	M168	1	434
	0 = Not a factor 1 = Important factor 8 = Not reported (no responses M165-M175 selected)			
DEMAND	Factors Used Setting Rents-Demand for Units in Area	M169	1	435
	0 = Not a factor 1 = Important factor 8 = Not reported (no responses M165-M175 selected)			
VACPROP	Factors Used Setting Rents-Vacancies at Property	M170	oppose .	436
	 0 = Not a factor 1 = Important factor 8 = Not reported (no responses M165-M175 selected) 			
VACANCY	Factors Used Setting Rents-Vacancies in the Area	M171	1	437
	0 = Not a factor 1 = Important factor 8 = Not reported (no responses M165-M175 selected)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
SIMILARU	Factors Used Setting Rents-Rents for Similar Units	M172	Ŷ	438
	0 = Not a factor 1 = Important factor 8 = Not reported (no responses M165-M175 selected)			
GVTRESTR	Factors Used Setting Rents-Gov't Rent Restrictions	M173	1	439
	 0 = Not a factor 1 = Important factor 8 = Not reported (no responses M165-M175 selected) 			
OTHERFAC	Factors Used Setting Rents-Other	M174	1	440
	 0 = Not a factor 1 = Important factor 8 = Not reported (no responses M165-M175 selected) 			
FACUNKNO	Factors Used Setting Rents-Don't Know	M175	1	441
	 0 = Reported one or more factors 1 = Don't know what factors used or didn't report any factors 8 = Not reported (no responses M165-M175 selected) 			
	Note: M165-M175 should be considered 1 item			
TURNRATE	Turnover Rate in Last 12 Months	M176	1	442
	0 = None (0 percent) 1 = Less than 5 percent 2 = 5 to 9 percent 3 = 10 to 19 percent 4 = 20 to 49 percent 5 = 50 percent or more 6 = Don't know 8 = Not reported			
CHGCONDO	Changes to Property Currently Taking Place-1	M177.1	4	443
	 0 = Response not selected 1 = Converting to condominium or cooperative ownership 8 = Not reported (no responses M177.1-M177.5 selected) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
CHGNORES	Changes to Property Currently Taking Place-2	M177.2	1	444
	0 = Response not selected 2 = Converting to nonresidential use 8 = Not reported (no responses M177.1-M177.5 selected)			
CHGRENOV	Changes to Property Currently Taking Place-3	M177.3	1	445
	 0 = Response not selected 3 = Renovating or replacing obsolete features 8 = Not reported (no responses M177.1-M177.5 selected) 			
CHGCOMB	Changes to Property Currently Taking Place-4	M177.4	**	446
	 0 = Response not selected 4 = Combining units to create larger units 8 = Not reported (no responses M177.1-M177.5 selected) 			
CHGPOP	Changes to Property Currently Taking Place-5	M177.5	1	447
	 0 = Response not selected 5 = Working to change the tenant population 6 = None of the changes currently taking place 7 = Respondent doesn't know 8 = Not reported (no responses M177.1-M177.5 selected) 			
	Note: M177.1 through M177.5 should be considered 1 item			
INCRTURN	Is Management Trying to Increase Tenant Turnover	M178	1	448
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no changes to property planned)			
INCRRENT	Techniques Used to Increase Tenant Turnover-1	M179.1	1	449
	0 = Response not selected 1 = Rent increases 8 = Not reported (no responses M179.1-M179.5 selected) 9 = Not applicable (no changes to			
	property; not increasing turnover)			•

NAME	DESCRIPTION	NO.	SIZE	LOCATION
LESSMAIN	Techniques Used to Increase Tenant Turnover-2	M179.2	1	450
·	 0 = Response not selected 2 = Decreasing level of maintenance 8 = Not reported (no responses			
LESSSVC	Techniques Used to Increase Tenant Turnover-3	M179.3	1	451
	 0 = Response not selected 3 = Decreasing services to tenants 8 = Not reported (no responses			
CHRGFEES	Techniques Used to Increase Tenant Turnover-4	M179.4	1	452
	 0 = Response not selected 4 = Charging fees for previously free services 8 = Not reported (no responses M179.1-M179.5 selected) 9 = Not applicable (no changes to property; not increasing turnover) 			
TURNOTHR	Techniques Used to Increase Tenant Turnover-5	M179.5	1	453
	 0 = Response not selected 5 = Other techniques 8 = Not reported (no responses			
	Note: M179.1 through M179.5 should be considered 1 item			
MINTURNO	Is Management Trying to Minimize Tenant Turnover	M180	1	454
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (management increasing turnover)			

NAME	DESCRIPTION	N	Ο.	SIZE	LOCATION
STABLPOP	Why is Management Trying to Minimize Tenant Turnover-1	M	181.1	1	455
	 0 = Response not selected 1 = To maintain a stable tenant population 8 = Not reported (no responses	·			
RETAIN	Why is Management Trying to Minimize Tenant Turnover-2	M	181.2	1	456
	 0 = Response not selected 2 = To retain desirable tenants 8 = Not reported (no responses				
MINCOSTS	Why is Management Trying to Minimize Tenant Turnover-3	M1	81.3	1	457
	 0 = Response not selected 3 = To minimize turnover costs 8 = Not reported (no responses M181.1-M181.5 selected) 9 = Not applicable (increasing turnover; not minimizing) 				
LOWRCOST	Why is Management Trying to Minimize Tenant Turnover-4	M1	81.4	1	458
	 0 = Response not selected 4 = To lower maintenance costs 8 = Not reported (no responses M181.1-M181.5 selected) 9 = Not applicable (increasing turnover; not minimizing) 				
MINIOTHR	Why is Management Trying to Minimize Tenant Turnover-5	M1	81.5	1	459
	 0 = Response not selected 5 = Other reasons 8 = Not reported (no responses				
	Note: M181.1 through M181.5 should be considered 1 item				

NAME	DESCRIPTION	NO.	SIZE	LOCATION
RENTREDU	Techniques Used to Minimize Tenant Turnover-1	M182.1	1	460
	 0 = Response not selected 1 = Rent concessions or reductions 8 = Not reported (no responses			
INCRMAIN	Techniques Used to Minimize Tenant Turnover-2	M182.2	Year	461
	 0 = Response not selected 2 = Increasing the level of maintenance 8 = Not reported (no responses M182.1-M182.6 selected) 9 = Not applicable (increasing turnover; not minimizing) 			
UPGRDING	Techniques Used to Minimize Tenant Turnover-3	M182.3	4	462
	 0 = Response not selected 3 = Redecorating or upgrading the units 8 = Not reported (no responses			
OTHRIMPR	Techniques Used to Minimize Tenant Turnover-4	M182.4	que e	463
	 0 = Response not selected 4 = Making other improvements to the property 8 = Not reported (no responses M182.1-M182.6 selected) 9 = Not applicable (increasing turnover; not minimizing) 			
IMPRVSVC	Techniques Used to Minimize Tenant Turnover-5	M182.5	1	464
	 0 = Response not selected 5 = Improving services to the tenant 8 = Not reported (no responses			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
TECHOTHR	Techniques Used to Minimize Tenant Turnover-6	M182.6	1	465
	 0 = Response not selected 6 = Other techniques 8 = Not reported (no responses			
	Note: M182.1 through M182.6 should be considered 1 item			
TXABHIS	Real Estate Tax Abatement-For Historical Preservation	M183	1	466
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
TXABTNIN	Real Estate Tax Abatement-Prop. Has Low Income Tenants	M184	1	467
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
TXABARIN	Real Estate Tax Abatement-Prop. In Low Income Area	M185	1	468
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
TXABEDEV	Real Estate Tax Abatement-Prop. in Targeted Economic Development Area	M186	1	469
	1 = Yes 2 = No 3 = Don't know 8 = Not reported	,		
TXABAPEL	Real Estate Tax Abatement-Real Estate Tax Appeal	M187	1	470
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
TXABOTHR	Real Estate Tax Abatement-For Other Reasons	M188	1	471
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
SEC8FAML	Familiarity With Section 8	M189	d des	472
	 1 = Very familiar 2 = Somewhat familiar 3 = Not at all familiar 8 = Not reported 			
SEC8INQ	Number of Section 8 Inquiries in Last 6 Months	M190	2	473-474
	01 = None 02 = Fewer than 5 inquiries 03 = 5 to 9 inquiries 04 = 10 to 19 inquiries 05 = 20 to 49 inquiries 06 = 50 to 99 inquiries 07 = 100 or more inquiries 08 = Don't know how many inquiries 98 = Not reported			
SEC8TEN	Ever Been Section 8 Tenants At This Property	M191	1	475
	1 = Yes 2 = No 8 = Not reported			
SEC8UNIT	Number of Section 8 Units Now at the Property	M192	5	476-480
	00000 = None 00001 = 1 unit			
	00241 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported 99999 = Not applicable (never been Section 8 tenants at the property)			
SEC8NEW	Would Owner Accept New Section 8 Tenants	M193	1	481
	1 = Yes 2 = No 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
NOS8COLL	Reasons Will Not Accept Section 8 Tenants-1	M194.1	1	482
	 0 = Response not selected 1 = Concerned about ability to collect on vouchers 8 = Not reported (no responses to 	·		
	M194.1-M194.7 selected) 9 = Not applicable (will accept Section 8 tenants)			
NOS8PROB	Reasons Will Not Accept Section 8 Tenants-2	M194.2	4	483
	Response not selected Concerned about problems with tenants in program			
٠	8 = Not reported (no responses to M194.1-M194.7 selected) 9 = Not applicable (will accept Section 8 tenants)			
NOS8REGU	Reasons Will Not Accept Section 8 Tenants-3	M194.3	gi-	484
	 0 = Response not selected 3 = Too many regulations connected with these programs 8 = Not reported (no responses to M194.1-M194.7 selected) 			
	9 = Not applicable (will accept Section 8 tenants)			
NOS8PAPR	Reasons Will Not Accept Section 8 Tenants-4	M194.4	1	485
	 0 = Response not selected 4 = Too much paperwork and time involved 8 = Not reported (no responses to M194.1-M194.7 selected) 9 = Not applicable (will accept Section 8 tenants) 			
NOS8RENT	Reasons Will Not Accept Section 8 Tenants-5	M194.5	Ças	486
	 0 = Response not selected 5 = Rents at this property too high to participate 8 = Not reported (no responses to M194.1-M194.7 selected) 9 = Not applicable (will accept Section 8 tenants) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
NOS8SUBS	Reasons Will Not Accept Section 8 Tenants-6	M194.6	1	487
	 0 = Response not selected 6 = Object to government involvement in rental subsidies 8 = Not reported (no responses to M194.1-M194.7 selected) 9 = Not applicable (will accept Section 8 tenants) 			
NOS8OTHR	Reasons Will Not Accept Section 8 Tenants-7	M194.7	1	488
	 0 = Response not selected 7 = Other reasons 8 = Not reported (no responses to M194.1-M194.7 selected) 9 = Not applicable (will accept Section 8 tenants) 			
	Note: M194.1 through M194.7 should be considered 1 item			
DELINTEN	Percentage of Delinquent Tenants in Last 2 Years	M195	3	489-491
	000 = None (0 percent) 001 = 1 percent 100 = 100 percent 998 = Not reported			
CASHDELI	Severity of Cash Flow Problem Caused by Delinquencies	M196	4	492
	 1 = Minor 2 = Moderate 3 = Serious 8 = Not reported 9 = Not applicable (no delinquencies) 			
NOTILATE	Dealing With Delinq. Tenants-Notify Tenants They Are Late Before Taking Further Action	M197	1	493
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
COLLEPRO	Dealing With Delinq. Tenants-Begin Collection Procedures	M198	1	494
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
EVICPRO	Dealing With Delinq. Tenants-Begin Eviction Procedures	M199	1	495
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
DELNQWAI	Dealing With Delinq. Tenants-Do Nothing and Wait	M200	1	496
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
DELNQOTH	Dealing With Delinq. Tenants-Other	M201	1	497
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
DELNQDIF	Are Characteristics of Delinquent Tenants Different	M202	1	498
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
DIFFLOW	Type of Difference-From Low-Income Households	M203	1	499
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies; no differences)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
DIFFSEC8	Type of Difference-Section 8 Certificate Holders	M204	1	500
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies; no differences) 			
DIFFSNGL	Type of Difference-From Single-Parent Households	M205	- 0-20	501
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies; no differences) 			
DIFFCRWD	Type of Difference-From Overcrowded Units	M206	1	502
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies; no differences) 			
DIFFTEEN	Type of Difference-From Households With Teenage Child	M207	1	503
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies; no differences) 			
DIFFSTU	Type of Difference-From Young Adult/ Student Households	M208	1	504
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies; no differences)			
DIFFUNEM	Type of Difference-From Hhs With Unemployed Adults	M209	1	505
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies; no differences) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
DIFFUNMG	Type of Difference-From Households With Visitors Unwelcome to the Management	M210	1	506
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies; no differences)			
DIFFUNTE	Type of Difference-From Households With Visitors Unwelcome to the Tenants	M211	4	507
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies; no differences)			
DIFFOTHR	Type of Difference-Other	M212	1	508
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies; no differences)			
VANDLIN	Incidence of Disruptive Behavior in Last 2 Years - Vandalism to Inside of Units	M213	1	509
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			
VANDLOUT	Incidence of Disruptive Behavior in Last 2 Years - Vandalism to Outside of Buildings and Common Areas	M214	1	510
	 1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported 			
THEFT	Incidence of Disruptive Behavior in Last 2 Years - Theft	M215	1	511
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
LOUDBHAV	Incidence of Disruptive Behavior in Last 2 Years - Loud or Disruptive Behavior	M216	1	512
	 1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported 			
VIOLENCE	Incidence of Disruptive Behavior in Last 2 Years - Violence	M217	7	513
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported	·		
DRUGUSE	Incidence of Disruptive Behavior in Last 2 Years - Drug Usage	M218	1	514
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			
BHAVOTHR	Incidence of Disruptive Behavior in Last 2 Years - Other	M219	1	515
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			
TALKING	Manner of Dealing With Undesirable Behavior - Talking to the Disruptive Individuals	M220	1	516
·	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			
WARNING	Manner of Dealing With Undesirable Behavior - Issuing a Warning in Writing	M221	1	517
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
REFPROB	Manner of Dealing With Undesirable Behavior - Referring Problem to Tenants' Committee	M222	and the same of th	518
,	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			
CALLSECU	Manner of Dealing With Undesirable Behavior-Calling Private Security	M223	1	519
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
CALLPOLI	Manner of Dealing With Undesirable Behavior-Calling Police	M224	·	520
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			
EVICPROC	Manner of Dealing With Undesirable Behavior-Beginning Eviction Procedures	M225	1	521
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			
DEALBHAV	Manner of Dealing With Undesirable Behavior-Other	M226	1	522
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
CHARDIFF	Are Characteristics of Disruptive Tenants Different	M227	1	523
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
CHARLOWI	Type of Difference-From Low-Income Households	M228	1	524
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior; no differences) 			
CHARSEC8	Type of Difference-Section 8 Certificate Holders	M229	1	525
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior; no differences) 			
CHARSNGL	Type of Difference-From Single-Parent Households	M230	1	526
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior; no differences) 			
CHARCRWD	Type of Difference-From Overcrowded Units	M231	1	527
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior; no differences) 			
CHARTEEN	Type of Difference-From Households With Teenage Child	M232	1	528
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior; no differences) 			
CHARSTUD	Type of Difference-From Young Adult/ Student Households	M233	1	529
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior; no differences) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
CHARUNEM	Type of Difference-From Hhs With Unemployed Adults	M234	ę.	530
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior; no differences) 			
CHARUNWE	Type of Difference-From Households With Visitors Unwelcome to the Management	M235	4900	531
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior; no differences) 			
CHARUNTE	Type of Difference-From Households With Visitors Unwelcome to the Tenants	M236	1	532
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior; no differences) 			
CHAROTHR	Type of Difference-Other	M237	1	533
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior; no differences) 			
COURTMGM	Times Management Taken a Tenant to Court in Last 2 Years	M238	T	534
	1 = Never 2 = Once 3 = Twice 4 = 3 to 5 times 5 = More than 5 times 8 = Not reported			
COURTTEN	Times a Tenant Taken Management to Court in Last 2 Years	M239	1	535
	1 = Never 2 = Once 3 = Twice 4 = 3 to 5 times 5 = More than 5 times 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
EVICNUM	Number of Times Tenant Evict. Proc. Started in Last 2 Years	M240	1	536
	0 = Never			
	1 = Once 2 = Twice			
	3 = 3 to 5 times			
	4 = More than 5 times			
	8 = Not reported			
EVICDESC	Description of Eviction Process	M241	1	537
	1 = Very easy			
	2 = Easy			
	3 = Neither easy nor difficult			
•	4 = Difficult			
	5 = Very Difficult			
	6 = Don't know 8 = Not reported			
	9 = Not applicable (no evictions started			
	in last 2 years)			
TCOUNCIL	Presence of Tenants' Council	M242	1	538
	1 = Yes			
	2 = No			
	3 = Don't know			
	8 = Not reported			
THHINCOM	Description of Household Income of Tenants	M243	Î	539
	1 = Mostly low income			
	2 = Mostly middle income			
	3 = Mostly upper income4 = Somewhat diverse, with low and middle			
	income			
	5 = Somewhat diverse, with middle and upper income			
	6 = Very diverse, with low, middle, and			
	upper income			
	7 = Don't know			
	8 = Not reported			
INCCHG	Has income Mix Changed in Last 2 Years	M244	1	540
	1 = Yes			
	2 = No			
	8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
MOREINC	How Has It Changed	M245	- See	541
	 1 = More low income 2 = More middle income 3 = More upper income 4 = More diverse-low, middle, upper income 5 = Don't know 8 = Not reported 9 = Not applicable (income mix has not changed) 			
LEADPNT	Restrictions/Regulations Making It Difficult to Operate Property-Lead Based Paint Requirements	M246	1	542
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
ASBESREQ	Restrictions/Regulations Making It Difficult to Operate Property-Asbestos Requirements	M247	1	543
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
WASTEREG	Restrictions/Regulations Making It Difficult to Operate Property-Waste Disposal Requirements	M248	1	544
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
RADONREQ	Restrictions/Regulations Making It Difficult to Operate Property-Radon Requirements	M249	1	545
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
WATERREG	Restrictions/Regulations Making It Difficult to Operate Property-Water Quality Standards	M250	1	546
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
ZONEREG	Restrictions/Regulations Making It Difficult to Operate Property-Zoning or Property Usage	M251	1	547
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
PARKRES	Restrictions/Regulations Making It Difficult to Operate Property-Parking Restrictions	M252	1	548
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
UTILIMIT	Restrictions/Regulations Making It Difficult to Operate Property-Limits on Utility Hookups	M253	quee	549
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
RENTCTRL	Restrictions/Regulations Making It Difficult to Operate Property-Rent Control/Stabilization, Etc	M254	. 1	550
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
ADACTRES	Restrictions/Regulations Making It Difficult to Operate Property-Americans With Disabilities Act	M255	1	551
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
HISTPRES	Restrictions/Regulations Making It Difficult to Operate Property-Historic Preservation Restrictions	M256	1	552
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
PROPTX	Restrictions/Regulations Making It Difficult to Operate Property-Local Property Taxes	M257	1	553
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
OTHEREG	Restrictions/Regulations Making It Difficult to Operate Property-Other Regulations or Restrictions	M258	1	554
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
DISPUTE	Does Local Government Offer Dispute Resolution	M259	of the second	555
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
DISCUSS	How Does Government Assist-Provide Opportunity to Discuss Issues at an Early Stage	M260	1	556
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (local government does not assist) 			
MEDIATOR	How Does Government Assist-Provide Mediators	M261	1	557
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (local government does not assist) 			
ASSTOTHR	How Does Government Assist-Other	M262	1	558
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (local government does not assist) 			
MEDIATE	Is There Mechanism Other Than Courts to Mediate Disputes Between Owners and Local Government	M263	1	559
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
HUDCNTAC	Have There Been Contacts With HUD in the Last Year	M264	1	560
	1 = Yes 2 = No 8 = Not reported			
HUDCNTNO	Number of Contacts With HUD in the Last Year	M265	2	561-562
	01 = 1 contact 97 = 97 contacts 98 = Not reported 99 = Not applicable (no contacts with HUD in last year)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
HUDSATIS	Satisfaction With HUD Contacts	M266	1	563
	 1 = Very satisfied 2 = Satisfied 3 = Neither satisfied not dissatisfied 4 = Unsatisfied 5 = Very unsatisfied 8 = Not reported 9 = Not applicable (no contacts with HUD in last year) 			
YRPROPAQ	Year Property Acquired	M267	2	564-565
	01 = Last two digits of year 95 = 1995 98 = Not reported			
PROPACQ	How Property Acquired	M268	1	566
	 1 = Purchase 2 = Tax free exchange of rental property 3 = Foreclosure or assignment 4 = Some other manner 5 = Inheritance or gift 8 = Not reported 			
PURCSELF	Owner's Reason for Purchasing-As Residence For Self	M269	1	567
	0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses			
PURCCOMM	Owner's Reason for Purchasing-To Provide Affordable Housing in the Community	M270	1	568
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses M269-M278 selected) 9 = Not applicable (acquired by inheritance or gift) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PURCINCM	Owner's Reason for Purchasing-For Income From Rents	M27 1	1	569
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses			
PURCCAPG	Owner's Reason for Purchasing-For Long-Term Cap. Gains	M272	1	570
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses			
PURCNONR	Owner's Reason for Purchasing-To Convert From Residential to Nonresidential Use	M273	ę	571
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses			
PURCRESI	Owner's Reason for Purchasing-To Convert From Nonresidential to Residential Use	M274	4	572
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses			
PURTXSHL	Owner's Reason for Purchasing-As a Tax Shelter	M275	1	573
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PURRETIR	Owner's Reason for Purchasing-As Retirement Security	M276	1	574
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses			
PURCHSEC	Owner's Reason for Purchasing-As Future Security for Family	M277	1	575
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses			
PURCOTHR	Owner's Reason for Purchasing-Other Reason	M278	1	576
	 0 = Not a reason 1 = A reason for purchasing 9 = Not applicable (acquired by inheritance or gift) 	-		
PURIMPRS	Most Important Reason For Purchasing	M279	2	577-578
	01 = As residence for self or family 02 = To provide affordable housing 03 = For income from rents 04 = For long-term capital gains 05 = To convert from residential to nonresidential 06 = To convert from nonresidential to residential 07 = As a tax shelter 08 = As retirement security 09 = As future security for family 10 = Some other reason 98 = Not reported 99 = Not applicable (acquired by inheritance or gift)			
PURPRICE	Purchase Price	M280	9	579-587
	00000001 = Amount in dollars			
	 018126432 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
	99999999 = Not reported 999999999 = Not applicable (acquired by inheritance or gift)			
HOWFINCD	How The Acquisition Was Financed	M281	1	588
	 1 = Placed one new mortgage 2 = Placed two or more new mortgages 3 = Assumed a mortgage already on property 4 = Assumed and placed a mortgage 5 = Borrowed using assets other than property 6 = Paid all cash 7 = Some other manner 8 = Not reported 9 = Not applicable (acquired by inheritance or gift) 			
DOWNPYMT	Source of Downpayment-1	M282	1	589-591
	 001 = Sale of land or other real estate 002 = Sale of previously owned stocks, shares, etc. 003 = Sale of stock or partnership shares for project 004 = Owner's cash bank deposits, etc. 005 = Borrowing using assets other than property 006 = Other cash source 007 = Non-cash source 008 = No downpayment required 009 = Don't know 567 = Borrowing using assets; other cash source; non-cash source 998 = Not reported 999 = Not applicable (acquired by inheritance or gift) 			
VALUE	Value	M283	9	592-600
	000000001 = Amount in dollars 027999999 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 999999998 = Not reported			
ASSEDVAL	Basis for Estimate of Value-1	M284.1	1	601
	 0 = Response not selected 1 = Assessed value of property 8 = Not reported (no responses M284.1-M284.7 selected) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
APPRAISL	Basis for Estimate of Value-2	M284.2	1	602
	 0 = Response not selected 2 = Recent real estate appraisal 8 = Not reported (no responses M284.1-M284.7 selected) 			
INFLATN	Basis for Estimate of Value-3	M284.3	Q	603
	 0 = Response not selected 3 = Original purchase price plus inflation 8 = Not reported (no responses M284.1-M284.7 selected) 			
INFLIMPR	Basis for Estimate of Value-4	M284.4	Q 6 tri	604
	 0 = Response not selected 4 = Original purchase price plus inflation and improvements 8 = Not reported (no responses M284.1-M284.7 selected) 			
SMLRPROP	Basis for Estimate of Value-5	M284.5	4**	605
	 0 = Response not selected 5 = Selling or asking price of similar properties 8 = Not reported (no responses M284.1-M284.7 selected) 			
CPTLZREV	Basis for Estimate of Value-6	M284.6	1	606
	 0 = Response not selected 6 = Capitalization of current rental revenues 8 = Not reported (no responses M284.1-M284.7 selected) 			
VALOTHER	Basis for Estimate of Value-7	M284.7	1	607
	0 = Response not selected 7 = Something else 8 = Not reported (no responses M284.1-M284.7 selected)			
	Note: M284.1 through M284.7 should be considered 1 item			
OWNFSELF	Reasons for Continuing to Own-Future Residence For Self	M285	que	608
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNAFFDH	Reasons for Continuing to Own-To Provide Afford. Housing	M286	1	609
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 			
OWNINCME	Reasons for Continuing to Own-For Income From Rents	M287	1	610
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 			
OWNCAPGN	Reasons for Continuing to Own-For Long-Term Cap. Gains	M288	1	611
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 			
OWNNONRE	Reasons for Continuing to Own-To Convert to Nonres. Use	M289	Y	612
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 			
OWNTXSHL	Reasons for Continuing to Own-As Tax Shelter	M290	1	613
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 			
OWNRETIR	Reasons for Continuing to Own-As Retirement Security	M291	dom	614
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 			
OWNFUTR	Reasons for Continuing to Own-As Future Security for Family	M292	1	615
	 0 = Not a reason' 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNSALE	Reasons for Continuing to Own-Currently for Sale, But Not Yet Sold	M293	1	616
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 			
OWNHIMTG	Reasons for Continuing to Own-Can't Sell Because Mortgage Higher Than Current Value	M294	1	617
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 	:		
OWNNOBUY	Reasons for Continuing to Own-Want to Sell, No Buyers	M295	4	618
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected) 			
OWNOTHR	Reasons for Continuing to Own-Other	M296	1	619
	0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses M285-M296 selected)			
	Note: M285-M296 should be considered 1 item			
OWNMAIN	Main Reason For Continuing to Own	M297	2	620-621
	01 = As residence for self or family 02 = To provide affordable housing 03 = For income from rents 04 = For long-term capital gains 05 = To convert from residential to nonresidential 06 = As a tax shelter 07 = As retirement security 08 = As future security for family 09 = Currently for sale, but not yet sold 10 = Can't sell because mortgage higher than current value 11 = Want to sell but no buyers 12 = Some other reason 98 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNTIME	Length of Time Plan to Own	M298	1	622
	1 = Less than 1 year 2 = 1 up to 3 years 3 = 3 up to 5 years 4 = More than 5 years 5 = Don't know 8 = Not reported			
BUYAGAIN	Would Owner Buy Again Today	M299	1	623
	1 = Yes 2 = No 3 = Don't know or not sure 8 = Not reported			
MTGDEED	Mortgage Status-1	M300.1	1	624
	0 = Response not selected 1 = Mortgage, deed of trust, etc. 8 = Not reported (no responses to M300.1-M300.4 selected)			
MTGCNTR	Mortgage Status-2	M300.2	1	625
	 0 = Response not selected 2 = Contract to purchase, land contract, etc. 8 = Not reported (no responses to M300.1-M300.4 selected) 			
MTGHOMEQ	Mortgage Status-3	M300.3	1	626
	 0 = Response not selected 3 = Line of credit or home equity loan 8 = Not reported (no responses to M300.1-M300.4 selected) 			
MTGOTHER	Mortgage Status-4	M300.4	4	627
	 0 = Response not selected 4 = Some other loan secured by the property 5 = Not mortgaged 8 = Not reported (no responses to M300.1-M300.4 selected) 			
	Note: M300.1 through M300.4 should be considered 1 item			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
MTGNUM	Number of Mortgages		1	628
	1 = One mortgage 2 = Two mortgages 3 = Three mortgages 4 = Four or more mortgages 8 = Not reported 9 = Not applicable (not mortgaged)			
SERVICER	Type of Servicer	M302	2	629-630
	 01 = Commercial bank or trust 02 = Savings and loan; Federal savings bank 03 = Mutual savings bank 04 = Life insurance company 05 = Mortgage banker or mortgage company 06 = Federally-sponsored secondary market agency or mortgage pool 07 = Conventional mortgage pool 08 = Other federal agencies 09 = Real estate investment trust (REIT) 10 = Pension fund or retirement fund 11 = Credit union 12 = Finance company 13 = State or municipal gov. or housing finance agency 14 = Individual or individual's estate 15 = Other 98 = Not reported 99 = Not applicable (not mortgaged) 			
HOLDMTG	Does Servicer Also Hold Mortgage	M303	1	631
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not mortgaged)			
MTG1AMT	Amount of First Mortgage When Made	M304	9	632-640
	00000001 = Amount in dollars 016799999 = Topcode amount 99999997 = Highest possible mean value above topcode (see chapter 12) 999999998 = Not reported 999999999 = Not applicable (not mortgaged)		· .	

NAME	DESCRIPTION	NO.	SIZE	LOCATION
MTG1INS	First Mortgage Insurance Status	M305	1	641
	1 = Federal Housing Administration (FHA) 2 = The Department of Veterans Affairs (VA) 3 = The Farmers Home Administration (FMHA) 4 = A private mortgage insurance company 5 = Not insured or guaranteed 8 = Not reported 9 = Not applicable (not mortgaged)			
MTG1ORIG	First Mortgage Origination	M306	1	642
	 1 = Same mortgage placed/assumed when property acquired 2 = A refinancing of a previous loan 3 = A mortgage placed on a property owned free and clear 8 = Not reported 9 = Not applicable (not mortgaged) 			
MTG1YRMD	Year First Mortgage Made	M307	2	643-644
	50 = Last two digits of year 95 = 1995 98 = Not reported 99 = Not applicable (not mortgaged)			
MTG1INT	Current Interest Rate on First Mortgage	M308	4	645-648
	0000 = 00.00 percent 2100 = 21.00 percent or more 9998 = Not reported 9999 = Not applicable (not mortgaged)			
MTG1TYPE	Type of First Mortgage	M309	1	649
	 1 = Fixed-rate, level payment 2 = Short-term with balloon payment 3 = Adjustable rate mortgage 4 = Other 8 = Not reported 9 = Not applicable (not mortgaged) 			
MTGPYMT	Required Monthly Mortgage Payment	M310	8	650-657
	00000000 = None 00000001 = Amount in dollars 			
	 00134999 = Topcode amount			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
	9999997 = Highest possible mean value above topcode (see chapter 12)			
	99999998 = Not reported 99999999 = Not applicable (not mortgaged)			
PAYSCHMG	Payment Schedule for Monthly Mortgage Payments	M311	1	658
	1 = Month 2 = Quarter 3 = Year 4 = Other			
	8 = Not reported 9 = Not applicable (not mortgaged; no regular payments)			
OWNERTYP	Type of Owner	M312	2	659-660
	 01 = Individual investor, including husband/wife ownership 02 = Trustee for estate 03 = Limited partnership 04 = General partnership 05 = Joint venture 06 = Real estate investment trust (REIT) 07 = Life insurance company 08 = Financial inst. other than life insurance company 09 = Real estate corporation 10 = Corporation other than real estate corporation 11 = Housing co-operative organization 12 = Non-profit or church related institution 13 = Fraternal organization 14 = Other kind of institution 98 = Not reported 			
OWNERNUM	Number of Owners	M313	1	661
	 1 = 1 owner 2 = 2 owners 3 = 3 or more owners 8 = Not reported 9 = Not applicable (Institutional owner) 			
OWNERAGE	Age of Owner	M314	2	662-663
	18 = 18 years old			
	97 = 97 years or older 98 = Not reported 99 = Not applicable (Institutional owner)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNERSEX	Sex of Owner	M315	1	664
	 1 = Male 2 = Female 8 = Not reported 9 = Not applicable (Institutional owner) 	4		
OWNRRACE	Race of Owner	M316	1	665
	 1 = White 2 = Black or African American 3 = American Indian or Alaskan Native 4 = Asian or Pacific Islander 5 = Other 8 = Not reported 9 = Not applicable (Institutional owner) 			
OWNRHISP	Spanish/Hispanic Origin of Owner	M317	da.	666
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (Institutional owner)			
OWNOTHPR	Does Owner Own Other Residential Property in U.S	M318	**	667
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (Institutional owner)			
OWNTLNUM	Number of Total Rental Units Owned by Owner	M319	5	668-672
	00002 = 2 units			
	99997 = 99,997 units 99998 = Not reported 99999 = Not applicable (Institutional owner; owns no other units)			
OWNRINCM	Owner's Total Gross Income	M320	1	673
	1 = Less than \$10,000 2 = \$10,000 to \$29,999 3 = \$30,000 to \$49,999 4 = \$50,000 to \$74,999 5 = \$75,000 to \$99,999 6 = \$100,000 or more 8 = Not reported 9 = Not applicable (Institutional owner)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PCTINCM	Percentage of Income From This Property	M321	1	674
¢	1 = 100 percent 2 = 75 to 99 percent 3 = 50 to 74 percent 4 = 25 to 49 percent 5 = 10 to 24 percent 6 = 1 to 9 percent 7 = None, this property losing money 8 = Not reported 9 = Not applicable (Institutional owner)			
PCTALLIN	Percentage of Income From All Residential Property	M322	Your	675
	1 = 100 percent 2 = 75 to 99 percent 3 = 50 to 74 percent 4 = 25 to 49 percent 5 = 10 to 24 percent 6 = 1 to 9 percent 7 = None 8 = Not reported 9 = Not applicable (Institutional owner; owns no other units)			
OWNRCNTR	Does Owner Contribute to Maintenance or Management of This Property	M323	†	676
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (Institutional owner)		·	
TIMEOWNR	How Much Time Does Owner Contribute on Maintenance or Management of This Property	M324	1	677
	0 = Less than 1 hour per week 1 = 1 to 8 hours per week 2 = 9 to 24 hours per week 3 = 25 to 40 hours per week 4 = More than 40 hours per week 8 = Not reported 9 = Not applicable (Institutional owner; owner doesn't contribute time)			
OWNRSALE	Did Owner Receive Salary or Wages for Time Contributed in the Maintenance or Management of This Property This Year	M325	1	678
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (Institutional owner; owner doesn't contribute time)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PCTOWTM	Percentage of Owner's Time Spent on Maintenance or Management of All Residential Rental Property	M326	. 1	679
	1 = 100 percent 2 = 75 to 99 percent 3 = 50 to 74 percent 4 = 25 to 49 percent 5 = Less than 25 percent 8 = Not reported 9 = Not applicable (Institutional owner)			
OWNREXEC	Other Type of Work of Owner-1	M327.1	1	680
	 0 = Response not selected 1 = Executive, administrative, or managerial 8 = Not reported (no responses to M327.1 - M327.8) 9 = Not applicable (institutional owner, no other type of work) 			
OWNRPROF	Other Type of Work of Owner-2	M327.2	1	681
	 0 = Response not selected 1 = Professional (legal, medical, educational, etc.) 8 = Not reported (no responses to M327.1-M327.8) 9 = Not applicable (institutional owner, no other type of work) 			
OWNRTECH	Other Type of Work of Owner-3	M327.3	1	682
	 0 = Response not selected 1 = Technical 8 = Not reported (no responses to M327.1-M327.8) 9 = Not applicable (institutional owner, no other type of work) 			
OWNRADMN	Other Type of Work of Owner-4	M327.4	1	683
	 0 = Response not selected 1 = Administrative support, clerical 8 = Not reported (no responses to M327.1-M327.8) 9 = Not applicable (institutional owner, no other type of work) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNRSALE	Other Type of Work of Owner-5	M327.5	4	684
	 0 = Response not selected 1 = Sales 8 = Not reported (no responses to M327.1-M327.8) 9 = Not applicable (institutional owner, no other type of work) 			
OWNRCRFT	Other Type of Work of Owner-6	M327.6	. 1	685
	 0 = Response not selected 1 = Precision craft or repair 8 = Not reported (no responses to M327.1-M327.8) 9 = Not applicable (institutional owner, no other type of work) 			
OWNRFARM	Other Type of Work of Owner-7	M327.7	1	686
	 0 = Response not selected 1 = Farming, forestry, or fishing 8 = Not reported (no responses to M327.1-M327.8) 9 = Not applicable (institutional owner, no other type of work) 			
OWNROTWK	Other Type of Work of Owner-8	M327.8	4	687
	 0 = Response not selected 1 = Other type of work 2 = No other type of work 8 = Not reported (no responses to M327.1-M327.8) 9 = Not applicable (institutional owner, no other type of work) 			
	Note: M327.1 through M327.8 should be considered 1 item			
OWNRLVPR	Does Owner Live at Property	M328	1	688
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (Institutional owner)			

NAME	DESCRIPTION	NO.	LOCATION	
OWNRLIVE	Where Owner Lives Most of the Time	M329	2	689-690
	 01 = United States (including Puerto Rico) 02 = Canada 03 = Mexico 04 = Central America, South America, the Caribbean 05 = Europe 06 = Asia excluding the Middle East 07 = Middle East, North Africa 08 = Other Africa 09 = Australia, New Zealand, Pacific Islands 10 = Other 98 = Not reported 99 = Not applicable (institutional owner; owner lives at property) 			
OWNRVSIT	How Often Did Owner Visit Property in Last 12 Months	M330	\$	691
	 1 = More than once a week 2 = About once a week 3 = About twice a month 4 = About once a month 5 = Less than once a month 6 = Never or almost never 8 = Not reported 9 = Not applicable (Institutional owner; owner lives at property) 			
OWNRBORN	Where Was Owner Born 01 = United States (including Puerto Rico)	M331	2	692-693
	02 = Canada 03 = Mexico 04 = Central America, South America, the Caribbean 05 = Europe 06 = Asia excluding the Middle East 07 = Middle East, North Africa 08 = Other Africa 09 = Australia, New Zealand, Pacific Islands 10 = Other 98 = Not reported 99 = Not applicable (Institutional owner)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
YRSOWNED	How Long Has the Owner Owned Rental Property	M332	ques	694
	1 = Less than 1 year 2 = 1 up to 3 years 3 = 3 up to 5 years 4 = 5 up to 10 years 5 = 10 years or more 8 = Not reported 9 = Not applicable (Institutional owner)			
CMPLQUES	Who Completed the Questionnaire	M333	1	695
	 1 = Property owner 2 = Property manager 3 = Other agent of owner 8 = Not reported 			
RENTBGIN	Rental Receipts-Time Period for Residential-Beginning	M334	4	696-699
	0193 = January 1993			
	 0396 = March 1996 (latest date possible) 9998 = Not reported			
RENTEND	Rental Receipts-Time Period for Residential-End	M335	4	700-703
	0193 = January 1993 			
	 0396 = March 1996 (latest date possible) 9998 = Not reported			
CMRCBGIN	Rental Receipts-Time Period for Commercial - Beginning	M336	4	704-707
	0193 = January 1993			
	 0396 = March 1996 (latest date possible) 9998 = Not reported 9999 = Not applicable (no commercial units)			
CMRCEND	Rental Receipts-Time Period for Commercial - End	M337	4	708-711
	0193 = January 1993			
	0396 = March 1996 (latest date possible) 9998 = Not reported 9999 = Not applicable (no commercial units)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OCSTBGIN	Operating Costs-Time Period for Receipt - Beginning	M338	4	712-715
	0193 = January 1993 0396 = March 1996 (latest date possible) 9998 = Not reported			
OCSTEND	Operating Costs-Time Period for Receipt-End	M339	4	716-719
	0193 = January 1993 0396 = March 1996 (latest date possible) 9998 = Not reported			
FINMUWGT	Final Multi-Unit Property Weight	M340	9	720-728
	Note: The final weight has 4 implied decimals			

RECORD LAYOUT

PROPERTY OWNERS AND MANAGERS SURVEY, 1995-1996 Microdata File Items POMS-102 Single-Unit Property Items

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PIN	Property Identification Number	S1	6	1-6
	000001 = First record			
	 999999 = Last record			
RECTYP	Record Type	S2	· ·	7
•	1 = One-family house (detached) 2 = One-family house (attached) 3 = One-family house with business 4 = Condominium unit 5 = Cooperative unit 6 = Mobile home			
REGION	Location of Property - Region	S3	7	8
	1 = Northeast 2 = Midwest 3 = South 4 = West			
INMA	Location of Property - Inside/Outside MA	S4	1	9
	1 = Inside MA/in central city 2 = Inside MA/not in central city 3 = Outside MA			
RENT	Monthly Rent	S5	4	10-13
	0000 = Occupied rent free 0001 = Amount in dollars 			
	1299 = Topcode amount 9997 = Highest possible mean value above topcode (see chapter 12) 9998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
ELEC	Electricity Included in Rent	S6	1	14
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (occupied rent free)			
GAS	Gas Included in Rent 1 = Yes 2 = No 3 = Not used 8 = Not reported 9 = Not applicable (occupied rent free)	S7	1	
OTHFUEL	Fuel Oil or Other Fuels Included in Rent	S8	1	16
•	1 = Yes 2 = No 3 = Not used 8 = Not reported 9 = Not applicable (occupied rent free)			
WATER	Water Included in Rent	S9	1	17
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (occupied rent free)			
TRASH	Trash Collection Included in Rent	\$10	1	18
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (occupied rent free)			
CONDOFEE	Condominium or Homeowners Fee Included in Rent	S11	1	19
	1 = Yes 2 = No 3 = Not used 8 = Not reported 9 = Not applicable (occupied rent free)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
RENTSEC8	Rent Paid By - 1	S12.1	4	20
	 0 = Response not selected 1 = Federal Section 8 Program 8 = Not reported (no response			
RENTAFDC	Rent Paid By - 2	S12.2	4	21
	 0 = Response not selected 2 = AFDC, ADC, General Assistance, other 8 = Not reported (no response			
RENTSUB	Rent Paid By - 3	\$12.3	1	22
	 0 = Response not selected 3 = Another Federal housing subsidy program 8 = Not reported (no response S12.1 - S12.4 selected) 9 = Not applicable (occupied rent free) 			
RENTSTSB	Rent Paid By - 4	S12.4	1	23
	 0 = Response not selected 4 = Another state or local housing subsidy program 5 = None of the programs helps pay rent 6 = Unit is vacant 7 = Respondent doesn't know 8 = Not reported (no response \$12.1 - \$12.4 selected) 9 = Not applicable (occupied rent free) 			
	Note: S12.1 through S12.4 should be considered 1 item			
RNTREGST	Rent Regulation Status of Rental Unit	S13	1	24
	 1 = Yes, under rent control or stabilization 2 = Yes, some other form of rent regulation 3 = No 8 = Not reported 9 = Not applicable (occupied rent free) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
LEASETME	Length of Lease	S14	1	25
	1 = Less than one year or month-to-month 2 = 1 year 3 = More than 1 year but less than 2 years 4 = 2 years 5 = More than 2 years 6 = No lease required 8 = Not reported 9 = Not applicable (occupied rent free)			
RENTCHG	Rent Change from Previous Tenant	S15	·	26
	 1 = Yes, rent increased 2 = Yes, rent decreased 3 = No change 4 = No previous tenant in this unit 8 = Not reported 			
HANDICAP	Unit Handicapped Accessible	S16	1	27
	1 = Yes 2 = No 8 = Not reported			
TENCOST1	Did Tenant Share in Costs of Accessibility	S17	1	28
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not handicapped-accessible)			
TENCOST2	Will Tenant Share in Costs of Accessibility	S18	1	29
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (already handicapped-accessible)			
INSP2YRS	Unit Inspected in Last 2 Years	S19	1	30
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
INSPRSLT	Results of Inspection	S20	1	31
	1 = Passed inspection 2 = Passed inspection subject to repairs 3 = Did not pass, but passed reinspection 4 = Did not pass 5 = Don't know 8 = Not reported 9 = Not applicable (not inspected)			
INTPAINT	Work Done in Last 5 Years - Interior Painted	S21	3	32-34
,	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
EXTPAINT	Work Done in Last 5 Years - Exterior Painted	S22	3	35-37
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990 195 = Yes, in 1995 198 = Yes, year not reported			
	998 = Not reported			
APLNCREP	Work Done in Last 5 Years - Kitchen Appliances Replaced	S23	3	38-40
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
BATHFIX	Work Done in Last 5 Years - Bathroom Fixtures Replaced	S24	3	41-43
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
CARPTREP	Work Done in Last 5 Years - Carpets Replaced	S25	3	44-46
-	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
REWIRED	Work Done in Last 5 Years - Unit Rewired	S26	3	47-49
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
PAINTRMV	Work Done in Last 5 Years - Lead-Based Paint Removed	S27	3	50-52
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
RADONVNT	Work Done in Last 5 Years - Radon Vented	S28	3	53-55
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990 			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
ASBSTRMV	Work Done in Last 5 Years - Asbestos Removed	S29	3	56-58
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990 			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
PESTINSP	Work Done in Last 5 Years - Inspection for Pests	\$30	3	59-61
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported		·	
HEATAC	Work Done in Last 5 Years - Heating/AC Unit Repaired	\$31	3	62-64
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
ROOF	Work Done in Last 5 Years - Roof Repaired or Replaced	S32	3	65-67
	200 = No or not needed 300 = Don't know 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
REPOTHR1	Work Done in Last 5 Years - Other Major Repairs - 1	S 33	3	68-70
	200 = No or not needed 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = No "other" repairs			
REPOTHR2	Work Done in Last 5 Years - Other Major Repairs - 2	S34	3	71-73
	190 = Yes, in 1990 			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = No "other" repairs			
REPOTHR3	Work Done in Last 5 Years - Other Major Repairs - 3	S35	3	74-76
	190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = No "other" repairs			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
YRBUILT	Year Built	S36	2	77-78
	19 = 1919 or earlier 20 = 1920 - 1929 30 = 1930 - 1939 40 = 1940 - 1949 50 = 1950 - 1959 60 = 1960 - 1969 70 = 1970 - 1979 80 = 1980 - 1984 85 = 1985 - 1989 90 = 1990 91 = 1991 92 = 1992 93 = 1993 98 = Not reported			
FURNISHD	Is the Rental Unit Furnished	S37	7	79
	1 = Yes 2 = No 8 = Not reported			
AIRCOND	Amenities Available - Air Conditioning 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported	S38	1	80
OFFCVPRK	Amenities Available - Covered Off-Street Parking	S39	Quant	81
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
OFFUCPRK	Amenities Available - Uncovered Off-Street Parking	S40	· temes	82
	1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported			
SWIMPOOL	Amenities Available - Swimming Pool	S41	1	83
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
CABLETV	Amenities Available - Cable TV	S42	1	84
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
LNDRYFAC	Amenities Available - Laundry Facilities	S43	1	85
	 1 = Yes, free or included in rent 2 = Yes, for additional fee 3 = No 8 = Not reported 			
SECURSYS	Amenities Available - Security System/ Protective Service	\$44	4	86
·	1 = Yes 2 = No 8 = Not reported			
HEATUPGR	Capital Improve. in Last 5 Years - Upgrading Heating System	S45	3	87-89
	200 = No 300 = Don't know 190 = Yes, in 1990 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
PLMBUPGR	Capital Improve. in Last 5 Years - Upgrading Plumbing System	\$46	3	90-92
	200 = No 300 = Don't know 190 = Yes, in 1990 			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
AIRCUPGR	Capital Improve. in Last 5 Years - Add or Upgrade AC	\$47	3	93-95
	200 = No 300 = Don't know 190 = Yes, in 1990 			·
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
KTCHREPL	Capital Improve. in Last 5 Years - Replacement of Kitchen Facilities	S48	3	96-98
	200 = No 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
BATHRNOV	Capital Improve. in Last 5 Years - Renovation of Bathroom Facilities	S49	3	99-101
	200 = No 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
SECURADD	Capital Improve. in Last 5 Years - Addition of Security System	S50	3	102-104
	200 = No 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
POOLADD	Capital Improve. in Last 5 Years - Addition of Swimming Pool	S51	3	105-167
	200 = No 300 = Don't know 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
OFFPRKAD	Capital Improve. in Last 5 Years - Addition of Off-Street Parking	S52	3	108-110
	200 = No 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
PLAYGRAD	Capital Improve. in Last 5 Years - Addition of Playground	S53	3	111-113
	200 = No 300 = Don't know 190 = Yes, in 1990			
	195 = Yes, in 1995 198 = Yes, year not reported 998 = Not reported			
HNDCPADD	Capital Improve. in Last 5 Years - Addition of Handicap Accessibility Improvements	S54	3	114-116
	200 = No 300 = Don't know 190 = Yes, in 1990 195 = Yes, in 1995			
	198 = Yes, year not reported 998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
IMPROTH1	Capital Improve, in Last 5 Years - Other-1	S55	3	117 - 119
	200 = No 190 = Yes, in 1990			
	 195 = Yes, in 1995 198 = Yes, year not reported 998 = No "other" improvements			
IMPROTH2	Capital Improve. in Last 5 Years - Other - 2	\$56	3	120-122
	190 = Yes, in 1990 195 = Yes, in 1995 198 = Yes, year not reported 998 = No "other" improvements			
EMPLMGR	Does Owner Employ Anyone to Manage Rental			
LIVII LIVIGIT	Unit	S57	1	123
	1 = Yes 2 = No 8 = Not Reported			
COLLRENT	Management's Duties - Collect Rent	S58	- Parkers	124
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no manager)			
TAKEAPPL	Management's Duties - Take Applications/ Select Tenants	S59	1	125
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no manager)			
EVICTION	Management's Duties - Initiate Evictions	S60	4	126
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no manager)			

	NAME	DESCRIPTION	NO.	SIZE	LOCATION
	SMALLJOB	Management's Duties - Make Decisions on Small Jobs	S61	ap outs	127
		1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no manager)			
	LARGEJOB	Management's Duties - Make Decisions on Large Jobs	S62	Çeros	128
		1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no manager)			
-	PAYMTG	Management's Duties - Make Mortgage Payments	S63	1	129
		1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no manager)			
	PAYTAX	Management's Duties - Make Tax Payments	S64	1	130
		1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no manager)			
	LEGALACT	Management's Duties - Initiate Legal Action	S65	1	131
		1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no manager)			
	MGMTTIME	Length of Current Management	S66	Queen .	132
		1 = Less than 1 year 2 = 1 up to 3 years 3 = 3 up to 5 years 4 = 5 years or more 8 = Not reported 9 = Not applicable (no manager)			i e

NAME	DESCRIPTION	NO.	SIZE	LOCATION
RENTRCPT	Residential Rental Receipts	S67	6	133-138
	000000 = None 000001 = Amount in dollars			
	 016199 = Topcode amount 999997 = Highest possible value above topcode (see chapter 12) 999998 = Not reported			
		0.00		
FILLER	Blank	\$68	4	139-142
INCMAINT	Percent of Income Spent on Maintenance	S69	2	143-144
·	01 = None (0 percent) 02 = Less than 5 percent 03 = 5 to 9 percent 04 = 10 to 19 percent 05 = 20 to 29 percent 06 = 30 to 39 percent 07 = 40 to 49 percent 08 = 50 to 74 percent 09 = 75 percent or more 98 = Not reported			
ADVCOSTS	Operating Costs - Advertising	S70	5	145-149
	00000 = None 00001 = Amount in dollars 			
	00399 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12)			
	99998 = Not reported			
AUTOCOST	Operating Costs - Auto and Travel	S71	5	150-154
	00000 = None 00001 = Amount in dollars 			
	O1695 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
CLEANCST	Operating Costs - Cleaning	S72	5	155-159
	00000 = None 00001 = Amount in dollars 01999 = Topcode amount			
	99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			
COMMCOST	Operating Costs - Commissions	S73	5	160 -164
	00000 = None 00001 = Amount in dollars	·		
•	01849 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			
	See Variable S90.1 to determine if any operating costs reported together.			
INSURCST	Operating Costs - Property Insurance	S74	5	165-169
	00000 = None 00001 = Amount in dollars			
	01999 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12)			
	99998 = Not reported	67E	p***	170-174
LEGALFEE	Operating Costs - Legal and Professional Fees	S75	5	170-174
	00000 = None 00001 = Amount in dollars			
	01830 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
MGMTFEES	Operating Costs - Management Fees	S 76	5	175-179
	00000 = None 00001 = Amount in dollars 			
	02213 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12)			
	99998 = Not reported			
MTGINT	Operating Costs - Mortgage Interest	S77	5	180-184
	00000 = None 00001 = Amount in dollars			
٠	10999 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			
MTGINS	Operating Costs - Mortgage Insurance	\$78	5	185-189
	00000 = None 00001 = Amount in dollars			
	04995 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			
	See Variable S90.1 to determine if any operating costs reported together.			
OTHERINT	Operating Costs - Other Interest	\$79	5	190-194
	00000 = None 00001 = Amount in dollars 			
	13605 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
REPAIRS	Operating Costs - Repairs and Maintenance	S80	5	195-199
	00000 = None 00001 = Amount in dollars			
	 04999 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12)			
	99998 = Not reported			
SUPPLIES	Operating Costs - Supplies	S81	5	200-204
	00000 = None 00001 = Amount in dollars			
	01499 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12)			
	99998 = Not reported			
RETAXES	Operating Costs - Real Estate Taxes	S82	5	205-209
	00000 = None 00001 = Amount in dollars			
	03999 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			
	See Variable S90.1 to determine if any operating costs reported together.			
UTILCOST	Operating Costs - Utilities	S83	5	210-214
	00000 = None 00001 = Amount in dollars			
	03839 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
RFERCOST	Operating Costs - Tenant Referrals	\$84	5	215-219
	00000 = None 00001 = Amount in dollars 			
	01199 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12)			
	99998 = Not reported			
LAWNCOST	Operating Costs - Ground/Lawn/Snow Care	S85	5	220-224
	00000 = None 00001 = Amount in dollars			
*	·· ··			
	01999 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12)			
	99998 = Not reported			
TRSHCOST	Operating Costs - Trash Collection	S86	5	225-229
	00000 = None 00001 = Amount in dollars 			
	00679 = Topcode amount 99997 = Highest possible mean value			
	above topcode (see chapter 12) 99998 = Not reported			
	See Variable S90.1 to determine if any operating costs reported together.			
LABRCOST	Operating Costs - Personnel/Labor Costs	\$87	5	230-234
	00000 = None 00001 = Amount in dollars			
	02399 = Topcode amount 99997 = Highest possible mean value			
	above topcode (see chapter 12) 99998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
GRNDRENT	Operating Costs - Ground Rent/Assessments	\$88	5	235-239
	00000 = None 00001 = Amount in dollars			
	02759 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12)			
	99998 = Not reported			
CONDOCST	Operating Costs - Condominium Fees	S89	5	240-244
<u>-</u>	00000 = None 00001 = Amount in dollars			
	03599 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12)			
	99998 = Not reported	000	r:	245 240
OTHOPCST	Operating Costs - Other Operating Costs	S90	5	245-249
	00000 = None 00001 = Amount in dollars			
	06070 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported			
	See Variable S90.1 to determine if any operating costs reported together.			
OPCSTALL	Operating Costs Reported Together	S90.1	2	575-576
	00 = All costs reported separately or not reported			
	02 = Two of the costs reported together 03 = Three of the costs reported together			
	21 = All costs reported together			
FILLER	Blank	S91	4	250-253

NAME	DESCRIPTION	NO.	SIZE	LOCATION
CURMAINT	Description of Current Maintenance Program 1 = Most maintenance postponed, major problems as soon as possible 2 = Minor problems postponed, major problems handled immediately 3 = All problems handled immediately and preventive maint, practiced 8 = Not reported	S92	1	254
FUTMAINT	Description of Maintenance Program Over Next 3 Years 1 = Most maintenance postponed, major problems as soon as possible 2 = Minor problems postponed, major problems handled immediately 3 = All problems handled immediately and preventive maint, practiced 8 = Not reported	S93	4	255
GVTLOAN	Property Benefits - 1 0 = Response not selected 1 = Government sponsored below market loan 8 = Not reported (no responses S94.1 - S94.6 selected)	S94.1	1	256
GVTSUBS	Property Benefits - 2 0 = Response not selected 1 = A government rental subsidy 8 = Not reported (no responses \$ \$94.1 - \$94.6 selected)	S94.2	1	257
GVTGRANT	Property Benefits - 3 0 = Response not selected 1 = A government grant such as Section 202 or CDBG 8 = Not reported (no responses S94.1 - S94.6 selected)	\$94.3	1	258
TAXRLIEF	Property Benefits - 4 0 = Response not selected 1 = Property tax relief 8 = Not reported (no responses S94.1 - S94.6 selected)	\$94.4	1	259

NAME	DESCRIPTION	NO.	SIZE	LOCATION
FITCREDT	Property Benefits - 5	S94.5	*	260
	 0 = Response not selected 1 = Federal income tax credit for low-income, etc. properties 8 = Not reported (no responses \$94.1 - \$94.6 selected) 			
FITDEPR	Property Benefits - 6	S94.6	1	261
-	 0 = Response not selected 1 = Accelerated Federal income tax depreciation 2 = No property benefits 3 = Don't know 8 = Not reported (no responses \$94.1 - \$94.6 selected) 			
	Note: S94.1 through S94.6 should be considered 1 item	·		
LIHTCELI	Rental Unit Eligibility for LIHTC	S95	1	262
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
LIHTCRCV	Rental Unit Receiving LIHTC	S96	1	263
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not eligible for LIHTC or eligibility not known)			
PROFIT	Did Rental Unit Make a Profit Last Year	S97	1	264
	1 = Yes 2 = No, broke even 3 = No, had a loss 4 = Don't know or not sure 8 = Not reported			
PROFCOMP	Profitability Comparison to Similar Units	S98	1	265
	 1 = Less profitable than similar properties 2 = More profitable than similar properties 3 = About the same profitability as similar properties 4 = Don't know or not sure 8 = Not reported 			÷

NAME	DESCRIPTION	NO.	SIZE	LOCATION
VALUECHG	Change in Area Property Values Last Year	S99	î.	266
	 1 = Increased 2 = Decreased 3 = Remained about the same 4 = Don't know or not sure 8 = Not reported 			
COMPNSUB	Competitors for New Tenants - Privately Owned Nonsubsidized Units in the Area	\$100	1	267
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
COMPSEC8	Competitors for New Tenants - Privately Owned Units That Accept Section 8 Certificate/ Voucher Holders	\$101	que	268
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
COMPSUB	Competitors for New Tenants - Privately Owned Units With Other Subsidies	S102	ę	269
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
COMPPUBL	Competitors for New Tenants - Public Housing	S103	1	270
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
COMPOTHR	Competitors for New Tenants - Other	S104	1	271
	1 = Yes 2 = No 8 = Not reported			
MKTG2NEW	Rental Unit Now Being Marketed to New Tenants	S105	1	272
	1 = Yes 2 = No 8 = Not reported	•		

NAME	DESCRIPTION	NO.	SIZE	LOCATION
MKNEWSAD	Advertising Now Used to Market Unit - Newspaper Ads	S106	. 1	273
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)	`		
MKTGTVAD	Advertising Now Used to Market Unit - TV/ Radio Ads	S107	donne	274
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			
MKTGUIDE	Advertising Now Used to Market Unit - Apt. Prop. Guides	S108	1	275
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			
MKTGMLS	Advertising Now Used to Market Unit - MLS	S109	1	276
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			
MKTGSIGN	Advertising Now Used to Market Unit - "For Rent" Sign	S110	1	277
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			
MKTMOUTH	Advertising Now Used to Market Unit - Word-of-Mouth	S111	1	278
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not being marketed)			

NAME	DESCRIPTION	NC.	SIZE	LOCATION
MKTGOTHR	Advertising Now Used to Market Unit - Other Means	S112	1	279
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (not now marketed)			
CHNGNEWS	Changes Planned in Advertising Next Year - Newspaper Ads	S113	quant	280
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
CHNGTVAD	Changes Planned in Advertising Next Year- TV/Radio Ads	S114	1	281
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
CHNGGUID	Changes Planned in Advertising Next Year - Apartment Property Guides	S115	ng an	282
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
CHNGMLS	Changes Planned in Advertising Next Year - MLS	S116	1	283
	1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
CHNGSIGN	Changes Planned in Advertising Next Year - "For Rent" Sign	S117	1	284
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
CHNGMOUT	Changes Planned in Advertising Next Year- Word-of-Mouth	\$118	1	285
, -	1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed)			
CHNGOTHR	Changes Planned in Advertising Next Year - Other	S119	1	286
	 1 = Plan to use less often 2 = Plan to use more often 3 = No change planned 4 = Have no plan 8 = Not reported 9 = Not applicable (not being marketed) 			
SCRNINTV	Methods Used to Screen Tenants - Personal Interviews	\$120	*	287
	1 = Yes 2 = No 8 = Not reported			
SCRNAPPL	Methods Used to Screen Tenants - Application Form	S121	1	288
	1 = Yes 2 = No 8 = Not reported			
SCRNCREF	Methods Used to Screen Tenants - Credit Reference or Check	S122	1	289
	1 = Yes 2 = No 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
SCRNEMPL	Methods Used to Screen Tenants - Employment Ref. or Check	\$123	ques	290
	1 = Yes 2 = No 8 = Not reported	·		
SCRNPREF	Methods Used to Screen Tenants - Personal References	S124	1	291
	1 = Yes 2 = No 8 = Not reported			
SCRNBANK	Methods Used to Screen Tenants - Bank References	S125	1	292
·	1 = Yes 2 = No 8 = Not reported			
SCRNPREV	Methods Used to Screen Tenants - References from Previous Agent/Owner	S126	1	293
	1 = Yes 2 = No 8 = Not reported			
SCRNINC	Methods Used to Screen Tenants - Proof of Meeting Minimum Income Requirement	S127	1	294
	1 = Yes 2 = No 8 = Not reported			
SCRNOTHR	Methods Used to Screen Tenants - Other	S128	1	295
	1 = Yes 2 = No 8 = Not reported			

NAME	DESCRIPTION .	NO.	SIZE	LOCATION
SCRNIMP	Most Important Method Used to Screen Tenants 01 = Personal interviews 02 = Responses on application 03 = Credit references or credit checks 04 = Employment checks or employer references 05 = Personal references 06 = Bank references 07 = References from previous rental agent/owner 08 = Proof of meeting minimum income requirement 09 = Some other means 98 = Not reported	S129	2	296-297
TENREJEC	Anyone Rejected as Tenant in Last 2 Years	\$130	1	298
REJINTV	1 = Yes 2 = No 8 = Not reported Reasons for Rejection - Performance in Personal Interview 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)	S131	1	299
REJAPPL	Reasons for Rejection - Response to the Application Form	\$132	1	300
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			·
REJCRED	Reasons for Rejection - Credit or Credit References	S133	1	301
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years) 		·	
REJEMPL	Reasons for Rejection - Employment History	\$134	1	302
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
REJREF	Reasons for Rejection - Personal References	S135	1	303
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJOWNR	Reasons for Rejection - References from Prev. Agent/Owner	\$136	1	304
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJINCME	Reasons for Rejection - Insufficient Income	S137	1	305
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJSMALL	Reasons for Rejection - Unit Too Small For Size of Household	\$138	- Person	306
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJBEHAV	Reasons for Rejection - A Record of Disruptive Behavior	S139	7	307
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJNOFIT	Reasons for Rejection - Applicants Do Not "Fit In"	S140	- Que	308
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			

NAMÉ	DESCRIPTION	NC.	SIZE	LOCATION
REJOCCUP	Reasons for Rejection - Type of Occupation	S141	Prime	309
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
REJOTHER	Reasons for Rejection - Other	S142	· ·	310
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no one rejected in last 2 years)			
RENTINFL	Factors Used Setting Rents - Last Years Rent + Inflation	\$143	1	311
	0 = Not a factor 1 = Important factor 8 = Not reported (no response S143 - S152 selected)			
LYRCOST	Factors Used Setting Rents - Last Years Operating Costs	S144	1	312
	0 = Not a factor 1 = Important factor 8 = Not reported (no response S143 - S152 selected)			
INCRCOST	Factors Used Setting Rents - Expect. Oper. Cost Increase	\$145	1	313
	0 = Not a factor 1 = Important factor 8 = Not reported (no response S143 - S152 selected)			
TURNOVER	Factors Used Setting Rents - Effect on Tenant Turnover	S146	1	314
	0 = Not a factor 1 = Important factor 8 = Not reported (no response S143 - S152 selected)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
DEMAND	Factors Used Setting Rents - Demand for Units in Area	S147	ę ę ę ę ę ę ę ę ę ę ę ę ę ę ę ę ę ę ę	315
	 0 = Not a factor 1 = Important factor 8 = Not reported (no response S143 - S152 selected) 			
VACANCY	Factors Used Setting Rents - Vacancies in Area	\$148	1	316
	0 = Not a factor 1 = Important factor 8 = Not reported (no response S143 - S152 selected)			
SIMILARU	Factors Used Setting Rents - Rents for Similar Units	S149	1	317
	 0 = Not a factor 1 = Important factor 8 = Not reported (no response S143 - S152 selected) 			
GOVRESTR	Factors Used Setting Rents - Gov't Rent Restrictions	S150	1	318
	 0 = Not a factor 1 = Important factor 8 = Not reported (no response \$143 - \$152 selected) 			
OTHERFAC	Factors Used Setting Rents - Other	S151	1	319
	 0 = Not a factor 1 = Important factor 8 = Not reported (no response \$143 - \$152 selected) 			
FACUNKNO	Factors Used Setting Rents - Don't know	S152	1	320
	 0 = Reported one or more factors 1 = Don't know what factors used or didn't report any factors 8 = Not reported (no response \$143 - \$152 selected) 			
	Note: S143 - S152 should be considered 1 item			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
RENTTIME	Length of Time Current Tenant Rented Unit	S153	American Control	321
	1 = Less than 1 year 2 = 1 up to 3 years 3 = 3 up to 5 years 4 = More than 5 years 5 = Unit is now vacant 8 = Not reported			
CHGOWNER	Changes to Rental Unit Currently Taking Place - 1	S154.1	***************************************	322
	 0 = Response not selected 1 = Converting the rental unit to owner occupancy 8 = Not reported (no response S154.1 - S154.4 selected) 			
CHGNORES	Changes to Rental Unit Currently Taking Place - 2	S154.2	1	323
	 0 = Response not selected 2 = Converting the rental unit to nonresidential use 8 = Not reported (no response 154.1 - S154.4 selected) 			
CHGRENOV	Changes to Rental Unit Currently Taking Place - 3	\$154.3	1	324
	 0 = Response not selected 3 = Renovating or replacing obsolete features 8 = Not reported (no response S154.1 - S154.4 selected) 			
CHGTNANT	Changes to Rental Unit Currently Taking Place - 4	S154.4	1	325
	 0 = Response not selected 5 = Working to change the type of tenant 6 = None of the changes currently taking place 7 = Respondent doesn't know 8 = Not reported (no response S154.1 - S154.4 selected) 		·	
	Note: S154.1 through S154.4 should be considered 1 item			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
TEN2LEAV	Actively Encouraging Current Tenant to Leave	S155	1	326
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no changes to property planned) 			
INCRRENT	Techniques Used to Encourage the Tenant to Leave - 1	S156.1	1	327
	 0 = Response not selected 1 = Rent increases 8 = Not reported (no response			
LESSMAIN	Techniques Used to Encourage the Tenant to Leave - 2	S156.2	1	328
	 0 = Response not selected 2 = Decreasing level of maintenance 8 = Not reported (no response			
LESSSVC	Techniques Used to Encourage the Tenant to Leave - 3	S156.3	1	329
	 0 = Response not selected 3 = Decreasing services to tenants 8 = Not reported (no response			
CHRGFEES	Techniques Used to Encourage the Tenant to Leave - 4	S156.4	1	330
	 0 = Response not selected 4 = Charging fees for previously free services 8 = Not reported (no response			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
LVOTHER	Techniques Used to Encourage the Tenant to Leave - 5	S156.5	1	331
	 0 = Response not selected 5 = Other techniques 8 = Not reported (no response \$156.1 - \$156.5 selected) 9 = Not applicable (no changes to property; not increasing turnover) 			
	Note: S156.1 through S156.5 should be considered 1 item			
DISCTURN	Actively Trying to Discourage Tenant Turnover	S157	1	332
-	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (encouraging tenant to move out)			
RETAIN	Why Trying to Discourage Tenant Turnover - 1	S158.1	1	333
	 0 = Response not selected 2 = To retain desirable tenants 8 = Not reported (no response			
MINCOSTS	Why Trying to Discourage Tenant Turnover - 2	\$158.2	1	334
	 0 = Response not selected 3 = To minimize turnover costs 8 = Not reported (no response			
LOWRCOST	Why Trying to Discourage Tenant Turnover - 3	\$158.3	1	335
	 0 = Response not selected 4 = To lower maintenance costs 8 = Not reported (no response			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
DISCOTHR	Why Trying to Discourage Tenant Turnover - 4 0 = Response not selected 5 = Other reasons 8 = Not reported (no response	S158.4	1	336
RENTREDU	Techniques Used to Discourage Tenant Turnover - 1 O = Response not selected 1 = Rent concessions or reductions 8 = Not reported (no response	S159.1	Ą	337
INCRMAIN	Techniques Used to Discourage Tenant Turnover - 2 O = Response not selected 2 = Increasing the level of maintenance 8 = Not reported (no response	S159.2	1	338
UPGRDING	Techniques Used to Discourage Tenant Turnover - 3 O = Response not selected 3 = Redecorating or upgrading the units 8 = Not reported (no response	S159.3	1	339
OTHRIMPR	Techniques Used to Discourage Tenant Turnover - 4 0 = Response not selected 4 = Making other improvements to the property 8 = Not reported (no response \$159.1 - \$159.6 selected) 9 = Not applicable (increasing turnover; not minimizing)	S159.4	1	340

NAME	DESCRIPTION	NO.	SIZE	LOCATION
IMPRVSER	Techniques Used to Discourage Tenant Turnover - 5	\$159.5	1	341
	 0 = Response not selected 5 = Improving services to the tenant 8 = Not reported (no response S159.1 - S159.6 selected) 9 = Not applicable (increasing turnover; or minimizing) 			
TURNOTHR	Techniques Used to Discourage Tenant Turnover - 6	S159.6	1	342
·	 0 = Response not selected 6 = Other techniques 8 = Not reported (no response			
	Note: S159.1 through S159.6 should be considered 1 item			
TAXABHIS	Real Estate Tax Abatement - For Historical Preservation	S160	1	343
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
TXABATNIN	Real Estate Tax Abatement - Unit Has Low Income Tenants	S161	1	344
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
TXABARIN	Real Estate Tax Abatement - Unit In Low Income Area	S162	1	345
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
TXABEDEV	Real Estate Tax Abatement - Unit In Targeted Economic Development Area	S163	1	346
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
TXABAPEL	Real Estate Tax Abatement - Real Estate Tax Appeal	S164	1	347
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
TXABOTHR	Real Estate Tax Abatement - For Other Reasons	S165	1	348
	1 = Yes 2 = No 8 = Not reported			
SEC8FAML	Familiarity With Section 8	S166	1	349
	1 = Very familiar 2 = Somewhat familiar 3 = Not at all familiar 8 = Not reported			
SEC8INQ	Number of Section 8 Inquiries in Last 6 Months	S167	2	350-351
	01 = None 02 = Fewer than 5 inquiries 03 = 5 or more inquiries 08 = Don't know how many inquiries 98 = Not reported			
SEC8TENT	Ever Been Section 8 Tenants At This Unit	S168	1	352
	1 = Yes 2 = No 8 = Not reported			
NEWSEC8	Would Owner Accept New Section 8 Tenants	\$169	1	353
	1 = Yes 2 = No 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
NOS8COLL	Reasons Will Not Accept Section 8 Tenants - 1	S170.1	4	354
	 0 = Response not selected 1 = Concerned about ability to collect on vouchers 8 = Not reported (no response S170.1 - S170.7 selected) 9 = Not applicable (will accept Section 8 tenants) 			
NOS8PROB	Reasons Will Not Accept Section 8 Tenants - 2	S170.2	1	355
	 0 = Response not selected 2 = Concerned about problems with tenants in program 8 = Not reported (no response			
NOS8REGU	Reasons Will Not Accept Section 8 Tenants - 3	S170.3	1	356
	0 = Response not selected 3 = Too many regulations connected with these programs 8 = Not reported (no response S170.1 - S170.7 selected) 9 = Not applicable (will accept Section 8 tenants)			
NOS8PAPR	Reasons Will Not Accept Section 8 Tenants - 4	S170.4	1	357
	0 = Response not selected 4 = Too much paperwork and time involved 8 = Not reported (no response			
NOS8RENT	Reasons Will Not Accept Section 8 Tenants - 5	S170.5	1	358
	0 = Response not selected 5 = Rents for this unit too high to participate 8 = Not reported (no response			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
NOS8SUBS	Reasons Will Not Accept Section 8 Tenants - 6 0 = Response not selected 6 = Object to government involvement in rental subsidies 8 = Not reported (no response 170.1 - S170.7 selected) 9 = Not applicable (will accept Section 8 tenants)	S170.6	1	359
NOS8OTHR	Reasons Will Not Accept Section 8 Tenants - 7 0 = Response not selected 7 = Other reasons 8 = Not reported (no response	S170.7	1	360
DELINTEN	Presence of Delinquent Tenants in Last 2 Yea.s 1 = Yes 2 = No 8 = Not reported	S171	1	361
CASHDELI	Severity of Cash Flow Problem Caused by Delinquencies 1 = Minor 2 = Moderate 3 = Serious 8 = Not reported 9 = Not applicable (no delinquencies)	S172	1	362
NOTILATE	Dealing With Delinq. Tenants - Notify Tenants They Are Late Before Taking Further Action 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)	S173	1	363
COLLEPRO	Dealing With Delinq. Tenants - Notify Tenants They Are Late And Begin Collection Procedures 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)	S174	1	364

NAME	DESCRIPTION	NO.	SIZE	LOCATION
EVICPRO	Dealing With Delinq. Tenants - Begin Eviction Procedures	S175	1	365
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
DELNQWAI	Dealing With Delinq. Tenants - Do Nothing and Wait	S176	1	366
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
DELNQQTH	Dealing With Deling. Tenants - Other	S177	1	367
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
CHARDLNQ	Charac. of Delinq. Tenants - From Low-Income Households	S178	1	368
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
CHARSEC8	Charac. of Delinq. Tenants - Section 8 Certificate Holders	S179	1	369
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
CHARSNGL	Charac. of Delinq. Tenants - From Single-Parent Households	S180	1	370
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)	-		

NAME	DESCRIPTION	NO.	SIZE	LOCATION
CHARCRWD	Charac. of Deling, Tenants - From Overcrowded Units	S181	1	371
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
CHARTEEN	Charac. of Delinq. Tenants - From Households With Teenage Children	S182	4	372
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
CHARSTU	Charac. of Delinq. Tenants - From Young Adult or Student Households	\$183	1	373
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
CHARUNEM	Charac, of Delinq, Tenants - From Households With Unemployed Adults	S184	1	374
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
CHARUNOW	Charac. of Delinq. Tenants - From Households With Visitors Unwelcome to the Owner	S185	Apres :	375
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
CHARUNTE	Charac. of Delinq. Tenants - From Households With Visitors Unwelcome to the Tenants	S186	1	376
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
CHAROTHR	Charac. of Delinq. Tenants - Other	S187	1	377
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no delinquencies)			
VANDLIN	Incidence of Disruptive Behavior in Last 2 Years - Vandalism to Inside of Unit	S188	1	378
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			
VANDLOUT	Incidence of Disruptive Behavior in Last 2 Years - Vandalism to Outside of Unit or to the Grounds	S189	1	379
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			
THEFT	Incidence of Disruptive Behavior in Last 2 Years - Theft	S190	1	380
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			
LOUDBHAV	Incidence of Disruptive Behavior in Last 2 Years - Loud or Disruptive Behavior	S191	1	381
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			
VIOLENCE	Incidence of Disruptive Behavior in Last 2 Years - Violence	S192	1	382
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
DRUGUSE	Incidence of Disruptive Behavior in Last 2 Years-Drug Usage	S193	1	383
	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			
DSRUPOTH	Incidence of Disruptive Behavior in Last 2 Years - Other	S194	1	384
·	1 = Never 2 = Rarely 3 = Occasionally 4 = Frequently 8 = Not reported			
TALKING	Manner of Dealing With Undesirable Behavior - Talking to the Disruptive Individuals	S195	1	385
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
WARNING	Manner of Dealing With Undesirable Behavior - Issuing a Warning in Writing	S196	1	386
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
CALLSECU	Manner of Dealing With Undesirable Behavior - Calling Private Security	S197	1	387
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
CALLPOLI	Manner of Dealing With Undesirable Behavior - Calling Police	S198	1	388
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
EVICPROC	Manner of Dealing With Undesirable Behavior - Beginning Eviction Procedures	S199	Q	389
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
DEALBHAV	Manner of Dealing With Undesirable Behavior - Other	S200	1	390
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			
PROBLOWI	Charac. of Problem Tenants - From a Low Income Household	S201	,ç,	391
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			
PROBSEC8	Charac. of Problem Tenants - Section 8 Certificate/Voucher Holders	S202	1	392
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
PROBSNGL	Charac. of Problem Tenants - From a Single-Parent Household	S203	-Çe san	393
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			
PROBCRWD	Charac. of Problem Tenants - From an Overcrowded Unit	S204	1	394
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PROBTEEN	Charac. of Problem Tenants - From a Household With Teenage Children	S205	1	395
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
PROBSTUD	Charac. of Problem Tenants - From a Young Adult or Student Household	S206	· Control	396
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
PROBUÑEM	Charac. of Problem Tenants - From a Household With One or More Unemployed Adults	S207	1	397
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
PROBUNOW	Charac, of Problem Tenants - From a Household With Visitors Unwelcome to the Owner	S208	7	398
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			
PROBUNTE	Charac. of Problem Tenants - From a Household With Visitors Unwelcome to the Tenants	S209	1	399
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior) 			
PROBOTHR	Charac. of Problem Tenants - Other	S210	1	400
·	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (no undesirable behavior)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
COURTOWR	Times Owner Taken a Tenant to Court in Last 2 Years	S211	ego.	401
	1 = Never 2 = Once 3 = More than once 8 = Not reported			
COURTTEN	Times Tenant Taken Owner to Court in Last 2 Years	S212	1	402
	1 = Never 2 = Once 3 = More than once 8 = Not reported			
EVICNUM	Number of Times Tenant Evict. Proc. Started in Last 2 Years	S213	1	403
	0 = Never 1 = Once 2 = More than once 8 = Not reported			
EVICDESC	Description of Eviction Process	S214	1	404
	1 = Very easy 2 = Easy 3 = Neither easy nor difficult 4 = Difficult 5 = Very Difficult 6 = Don't know 8 = Not reported 9 = Not applicable (no evictions started in last 2 years)			
HHINCTEN	Description of Household Income of Tenants	S215	1	405
	1 = Low income 2 = Middle income 3 = Upper income 7 = Don't know 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
LEADPNT	Restrictions/Regulations Making It Difficult to Operate Unit - Lead Based Paint Requirements	S216	4	406
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
ASBESREO	Restrictions/Regulations Making It Difficult to Operate Unit - Asbestos Requirements	S217	7	407
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
WASTEREQ	Restrictions/Regulations Making It Difficult to Operate Unit - Waste Disposal Requirements	S218	1	408
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
RADONREQ	Restrictions/Regulations Making It Difficult to Operate Unit - Radon Requirements	S219	1	409
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
WATERREG	Restrictions/Regulations Making It Difficult to Operate Unit - Water Quality Standards	S220	1	410
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
ZONEREG	Restrictions/Regulations Making It Difficult to Operate Unit - Zoning or Property Usage	S221	1	411
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
PARKRES	Restrictions/Regulations Making It Difficult to Operate Unit - Parking Restrictions	S222	t enem	412
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
UTILIMIT	Restrictions/Regulations Making It Difficult to Operate Unit - Limits on Utility Hook-ups	S223	1	413
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
RENTCTRL	Restrictions/Regulations Making It Difficult to Operate Unit - Rent Control/ Stabilization, Etc	S224	1	414
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
ADACTRES	Restrictions/Regulations Making It Difficult to Operate Unit - Americans With Disabilities Act	S225	1	415
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
HISTPRES	Restrictions/Regulations Making It Difficult to Operate Unit - Historic Preservation Restrictions	S226	1	416
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
PROPTX	Restrictions/Regulations Making It Difficult to Operate Unit - Local Property Taxes	S227	1	417
· .	 1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported 			
OTHEREG	Restrictions/Regulations Making It Difficult to Operate Unit - Other Regulations or Restrictions	S228	of the state of th	418
	1 = No 2 = Yes, a little 3 = Yes, somewhat 4 = Yes, a lot 8 = Not reported			
DISPUTE	Does Local Government Offer Dispute Resolution	S229	1	419
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
DISCUSS	How Does Government Assist - Provide Opportunity to Discuss Issues at an Early Stage	S230	1	420
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (local government does not assist) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
MEDIATOR	How Does Government Assist - Provide Mediators	S231	1	421
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (local government does not assist) 			
ASSTOTHR	How Does Government Assist - Other	S232	1	422
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (local government does not assist)			
MEDIATE	Is There Mechanism Other Than Courts to Mediate Disputes Between Owners and Local Government	S233	1	423
	1 = Yes 2 = No 3 = Don't know 8 = Not reported			
HUDCNTAC	Have There Been Contacts With HUD in the Last Year	S234	1	424
	1 = Yes 2 = No 8 = Not reported			
HUDCNTNO	Number of Contacts With HUD in the Last Year	S235	2	425-426
	01 = 1 contact 97 = 97 contacts 98 = Not reported 99 = Not applicable (no contacts with HUD in last year)			
HUDSATIS	Satisfaction With HUD Contacts	S236	1	427
	 1 = Very satisfied 2 = Satisfied 3 = Neither satisfied nor dissatisfied 4 = Unsatisfied 5 = Very unsatisfied 8 = Not reported 9 = Not applicable (no contacts with HUD in last year) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
YRPROPAQ	Year Property Acquired	S237	2	428-429
	01 = Last two digits of year 95 = 1995 98 = Not reported			
PROPACQ	How Property Acquired	S238	1	430
	 1 = Purchase 2 = Tax free exchange of rental property 3 = Foreclosure or assignment 4 = Some other manner 5 = Inheritance or gift 8 = Not reported 			
PURRESID	Owner's Reason for Purchasing - As Residence	S239	Annes.	431
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses to \$239 - \$248 selected) 9 = Not applicable (acquired by inheritance or gift) 			
PURAFFDH	Owner's Reason for Purchasing - To Provide Afford. Housing	S240	1	432
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses to \$239 - \$248 selected) 9 = Not applicable (acquired by inheritance or gift) 			
PURCINCM	Owner's Reason for Purchasing - For Income From Rents	S241	1	433
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses to S239 - S248 selected) 9 = Not applicable (acquired by inheritance or gift) 		·	

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PURCCAPG	Owner's Reason for Purchasing - For Long-Term Cap. Gains	S242	1	434
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses to \$239 - \$248 selected) 9 = Not applicable (acquired by inheritance or gift) 			
PURCNONR	Owner's Reason for Purchasing - To Convert From Residential to Nonresidential Use	S243	1	435
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses to S239 - S248 selected) 9 = Not applicable (acquired by inheritance or gift) 			
PURCRESI	Owner's Reason for Purchasing - To Convert From Nonresidential to Residential Use	S244	1	436
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses to \$239 - \$248 selected) 9 = Not applicable (acquired by inheritance or gift) 			
PURTXSHL	Owner's Reason for Purchasing - As a Tax Shelter	S245	1	437
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses to S239 - S248 selected) 9 = Not applicable (acquired by inheritance or gift) 			
PURRETIR	Owner's Reason for Purchasing - As Retirement Security	S246	1	438
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses to S239 - S248 selected) 9 = Not applicable (acquired by inheritance or gift) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PURCHSEC	Owner's Reason for Purchasing - As Future Security for Family	S247	1	439
	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses to S239 - S248 selected) 9 = Not applicable (acquired by inheritance or gift) 			•
PURCOTHR	Owner's Reason for Purchasing - Other Reason	S248	1	440
- -	 0 = Not a reason 1 = A reason for purchasing 8 = Not reported (no responses to S239 - S248 selected) 9 = Not applicable (acquired by inheritance or gift) 			
	Note: S239 - S248 should be considered 1 item			
PURIMPRS	Most Important Reason For Purchasing	S249	2	441-442
	01 = As residence for self or family 02 = To provide affordable housing 03 = For income from rents 04 = For long-term capital gains 05 = To convert from residential to nonresidential 06 = To convert from nonresidential to residential 07 = As a tax shelter 08 = As retirement security 09 = As future security for family 10 = Some other reason 98 = Not reported 99 = Not applicable (acquired by inheritance or gift)			
PURPRICE	Purchase Price	S250	7	443-449
	0000001 = Amount in dollars 0199999 = Topcode amount 9999997 = Highest possible mean value above topcode (see chapter 12) 9999998 = Not reported 9999999 = Not applicable (acquired by inheritance or gift)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
HOWFINCD	How The Acquisition Was Financed	S251	1	450
	 1 = Placed one new mortgage 2 = Placed two or more new mortgages 3 = Assumed a mortgage already on property 4 = Assumed and placed a mortgage 5 = Borrowed using assets other than property 6 = Paid all cash 7 = Some other manner 8 = Not reported 9 = Not applicable (acquired by inheritance or gift) 			
DOWNPYMT	Source of Down Payment	S252	3	451-453
	 O01 = Sale of land or other real estate O02 = Sale of previously owned stocks, shares, etc. O04 = Owner's cash bank deposits, etc. O05 = Borrowing using assets other than property O06 = Other cash source O07 = Non-cash source O08 = No down payment required O09 = Don't know 567 = Borrowing using assets; other cash source; non-cash source 998 = Not reported 999 = Not applicable (acquired by inheritance or gift) 			
VALUE	Value	S253	7	454-460
	000001 = Amount in dollars 0274999 = Topcode amount 9999997 = Highest possible mean value above topcode (see chapter 12) 9999998 = Not reported			
ASSEDVAL	Basis for Estimate of Value - 1	S254.1	1	461
	 0 = Response not selected 1 = Assessed value of property 8 = Not reported (no responses S254.1 - S254.7 selected) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
APPRAISL	Basis for Estimate of Value - 2 O = Response not selected	S254.2	1	462
	 2 = Recent real estate appraisal 8 = Not reported (no responses S254.1 - S254.7 selected) 			
INFLATN	Basis for Estimate of Value - 3	S254.3	*	463
	 0 = Response not selected 3 = Original purchase price plus inflation 8 = Not reported (no responses \$254.1 - \$254.7 selected) 			
INFLIMPR	Basis for Estimate of Value - 4	S254.4	1	464
•	 0 = Response not selected 4 = Original purchase price plus inflation and improvements 8 = Not reported (no responses S254.1 - S254.7 selected) 			
SMLRPROP	Basis for Estimate of Value - 5	S254.5	1	465
	 0 = Response not selected 5 = Selling or asking price of similar properties 8 = Not reported (no responses \$254.1 - \$254.7 selected) 			
CPTLZREV	Basis for Estimate of Value - 6	S254.6	1	466
	 0 = Response not selected 6 = Capitalization of current rental revenues 8 = Not reported (no responses S254.1 - S254.7 selected) 			
VALOTHER	Basis for Estimate of Value - 7	S254.7	1	467
	 0 = Response not selected 7 = Something else 8 = Not reported (no responses S254.1 - S254.7 selected) 			
	Note: S254.1 through S254.7 should be considered 1 item			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNFSELF	Reasons for Continuing to Own - Future Residence for Self	S255	ęvou	468
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses S255 - S266 selected) 			
OWNAFFDH	Reasons for Continuing to Own - To Provide Afford, Housing	S256	1	469
·	0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses S255 - S266 selected)			
OWNINCME	Reasons for Continuing to Own - For Income From Rents	S257	***	470
	0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses \$255 - \$266 selected)			
OWNCAPGN	Reasons for Continuing to Own - For Long-Term Cap. Gains	S258	1	471
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses S255 - S266 selected) 			
OWNNONRE	Reasons for Continuing to Own - To Convert to Nonres. Use	S259	4	472
	0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses S255 - S266 selected)			
OWNTXSHL	Reasons for Continuing to Own - As Tax Shelter	S260	1	473
	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses S255 - S266 selected) 			

	NAME	DESCRIPTION	NC.	SIZE	LOCATION
	OWNRETIR	Reasons for Continuing to Own - As Retirement Security	S261	1	474
		 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses S255 - S266 selected) 			
	OWNFUTR	Reasons for Continuing to Own - As Future Security for Family	S262	1	475
	·	 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses S255 - S266 selected) 			
-	OWNSALE	Reasons for Continuing to Own - Currently for Sale, But Not Yet Sold	S263	1	476
		 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses \$255 - \$266 selected) 			
	OWNHIMTG	Reasons for Continuing to Own - Can't Sell Because Mortgage Higher Than Current Value	S264	1	477
		0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses \$255 - \$266 selected)			
	OMNNOBUY	Reasons for Continuing to Own - Want to Sell, No Buyers	S265	7	478
		0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses S255 - S266 selected)			
	OWNOTHR	Reasons for Continuing to Own - Other	S266	çe.	479
		 0 = Not a reason 1 = A reason for continuing to own 8 = Not reported (no responses \$255 - \$266 selected) 			
		Note: S255 - S266 should be considered			

1 item

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNMAIN	Main Reason for Continuing to Own	S267	2	480-481
	 O1 = As residence for self or family O2 = To provide affordable housing O3 = For income from rents O4 = For long-term capital gains O5 = To convert from residential to nonresidential O6 = As a tax shelter O7 = As retirement security O8 = As future security for family O9 = Currently for sale, but not yet sold 10 = Can't sell because mortgage higher than current value 11 = Want to sell but no buyers 12 = Some other reason 98 = Not reported 			
OWNTIME	Length of Time Plan to Own	S268	1	482
	1 = Less than 1 year 2 = 1 up to 3 years 3 = 3 up to 5 years 4 = More than 5 years 5 = Don't know 8 = Not reported			
BUYAGAIN	Would Owner Buy Again Today	S269	1	
	1 = Yes 2 = No 3 = Don't know or not sure 8 = Not reported			*
MTGDEED	Mortgage Status - 1	S270.1	1	484
	0 = Response not selected 1 = Mortgage, deed of trust, etc. 8 = Not reported (no responses S270.1 - S270.4 selected)		·	
MTGCONTR	Mortgage Status - 2	\$270.2	1	485
	 0 = Response not selected 2 = Contract to purchase, land contract, etc. 8 = Not reported (no responses S270.1 - S270.4 selected) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
мтдномео	Mortgage Status - 3	S270.3	eestly.	486
	0 = Response not selected 3 = Line of credit or home equity loan 8 = Not reported (no responses S270.1 - S270.4 selected)			
MTGOTHER	Mortgage Status - 4	S270.4	1	487
	 0 = Response not selected 4 = Some other loan secured by the property 5 = Not mortgaged 8 = Not reported (no responses \$270.1 - \$270.4 selected) 			
	Note: S270.1 through S270.4 should be considered 1 item			
MTGNUM	Number of Mortgages	S271	1	488
	 1 = One mortgage 2 = Two mortgages 3 = Three mortgages 4 = Four or more mortgages 8 = Not reported 9 = Not applicable (not mortgaged) 			
SERVICER	Type of Servicer	S272	2	489 - 490
	 O1 = Commercial bank or trust O2 = Savings and loan; Federal savings bank O3 = Mutual savings bank O4 = Life insurance company O5 = Mortgage banker or mortgage company O6 = Federally-sponsored secondary market			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
HOLDMTG	Does Servicer Also Hold Mortgage	S273	1	491
	1 = Yes 2 = No 3 = Don't know 8 = Not reported 9 = Not applicable (not mortgaged)			
MTG1AMT	Amount of First Mortgage When Made	S274	7	492-498
	0000001 = Amount in dollars			
	O189999 = Topcode amount 9999997 = Highest possible mean value above topcode (see chapter 12) 9999998 = Not reported 9999999 = Not applicable (not mortgaged)			
MTG1INS	First Mortgage Insurance Status	S275	1	499
	1 = Federal Housing Administration (FHA) 2 = The Department of Veterans Affairs (VA) 3 = The Farmers Home Administration (FMHA) 4 = A private mortgage insurance company 5 = Not insured or guaranteed 8 = Not reported 9 = Not applicable (not mortgaged)			
MTG10RIG	First Mortgage Origination	S276	1	500
	 1 = Same mortgage placed/assumed when property acquired 2 = A refinancing of a previous loan 3 = A mortgage on a property owned free and clear 8 = Not reported 9 = Not applicable (not mortgaged) 			
MTG1YRMD	Year First Mortgage Made 50 = Last two digits of year	S277	2	501-502
	95 = 1995 98 = Not reported 99 = Not applicable (not mortgaged)			·

NAME	DESCRIPTION	NO.	SIZE	LOCATION
MTG1INT	Current Interest Rate on First Mortgage 0000 = 00.00 percent	S278	4	503-506
	2100 = 21.00 percent or more 9998 = Not reported 9999 = Not applicable (not mortgaged)			
MTG1TYPE	Type of First Mortgage	S279	1	507
	 1 = Fixed-rate, level payment 2 = Short-term with balloon payment 3 = Adjustable rate mortgage 4 = Other 8 = Not reported 9 = Not applicable (not mortgaged) 			
MTGPYMT	Required Monthly Mortgage Payment	S280	5	508-512
	00000 = None 00001 = Amount in dollars 01799 = Topcode amount 99997 = Highest possible mean value above topcode (see chapter 12) 99998 = Not reported 99999 = Not applicable (not mortgaged)			
PAYSCHMG	Payment Schedule for Monthly Mortgage Payments	S281	1	513
	1 = Month 2 = Quarter 3 = Year 4 = Other 8 = Not reported 9 = Not applicable (not mortgaged; no regular payments)			

NAME	DESCRIPTION	NO	SIZÉ	LOCATION
OWNERTYP	Type of Owner	S282	2	514-515
	 O1 = Individual investor, including husband/wife ownership O2 = Trustee for estate O3 = Limited partnership O4 = General partnership O5 = Joint venture O6 = Real estate investment trust (REIT) O7 = Life insurance company O8 = Financial inst. other than life insurance company O9 = Real estate corporation 10 = Corporation other than real estate corporation 11 = Housing co-operative organization 12 = Non-profit or church related institution 13 = Fraternal organization 14 = Other kind of institution 98 = Not reported 			
OWNERNUM	Number of Owners	S283	1	516
	 1 = 1 owner 2 = 2 owners 3 = 3 or more owners 8 = Not reported 9 = Not applicable (Institutional owner) 			
OWNERAGE	Age of Owner	S284	2	517-518
	18 = 18 years old 97 = 97 years or older 98 = Not reported 99 = Not applicable (Institutional owner)			
OWNERSEX	Sex of Owner	S285	1	519
	 1 = Male 2 = Female 8 = Not reported 9 = Not applicable (Institutional owner) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNRRACE	Race of Owner	S286	1	520
	 1 = White 2 = Black or African American 3 = American Indian or Alaskan Native 4 = Asian or Pacific Islander 5 = Other 8 = Not reported 9 = Not applicable (Institutional owner) 			
OWNRHISP	Spanish/Hispanic Origin of Owner	S287	Tour	521
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (Institutional owner) 			
OWNOTHPR	Does Owner Own Other Residential Property in U.S.	\$288	1	522
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (Institutional owner)			
OWNTLNUM	Number of Total Rental Units Owned by Owner	S289	5	523-527
	00001 = 1 unit 00002 = 2 units 99997 = 99,997 units 99998 = Not reported 99999 = Not applicable (Institutional owner)			
OWNGINCM	Owner's Total Gross Income	S290	1	528
	1 = Less than \$10,000 2 = \$10,000 to \$29,999 3 = \$30,000 to \$49,999 4 = \$50,000 to \$74,999 5 = \$75,000 to \$99,999 6 = \$100,000 or more 8 = Not reported 9 = Not applicable (Institutional owner)			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
PCTINCM	Percentage of Income From This Rental Unit	S291	1 .	529
	1 = 100 percent 2 = 75 to 99 percent 3 = 50 to 74 percent 4 = 25 to 49 percent 5 = 10 to 24 percent 6 = 1 to 9 percent 7 = None, this property losing money 8 = Not reported 9 = Not applicable (Institutional owner)			
PCTALLIN	Percentage of Income From All Residential Property	S292	1	530
. <u>.</u>	1 = 100 percent 2 = 75 to 99 percent 3 = 50 to 74 percent 4 = 25 to 49 percent 5 = 10 to 24 percent 6 = 1 to 9 percent 7 = None 8 = Not reported 9 = Not applicable (Institutional owner; owns no other units)			
OWNRCNTR	Does Owner Contribute to Maintenance or Management of This Rental Unit	S293	1	531
	1 = Yes 2 = No 8 = Not reported 9 = Not applicable (Institutional owner)			
TIMEOWNR	How Much Time Does Owner Contribute on Maintenance or Management of This Rental Unit This Year	S294	1	532
	 0 = Less than 1 hour per week 1 = 1 to 8 hours per week 2 = 9 to 24 hours per week 3 = 25 to 40 hours per week 4 = More than 40 hours per week 8 = Not reported 9 = Not applicable (Institutional owner; owner doesn't contribute time) 		4	

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNERSAL	Did Owner Receive Salary or Wages for Time Contributed in the Maintenance or Management of This Rental Unit This Year	S295	1	533
	 1 = Yes 2 = No 8 = Not reported 9 = Not applicable (Institutional owner; owner doesn't contribute time) 			
PCTOWNTM	Percentage of Owner's Time Spent on Maintenance or Management of All Residential Rental Property	S296	1	534
•	1 = 100 percent 2 = 75 to 99 percent 3 = 50 to 74 percent 4 = 25 to 49 percent 5 = Less than 25 percent 8 = Not reported 9 = Not applicable (Institutional owner)			
OWNREXEC	Other Type of Work of Owner - 1	S297.1	1	535
	 0 = Response not selected 1 = Executive, administrative, or managerial 8 = Not reported (no responses for S297.1 - S297.8 selected) 9 = Not applicable (institutional owner, no other type of work) 			
OWNRPROF	Other Type of Work of Owner - 2	\$297.2	1	536
	 0 = Response not selected 1 = Professional (legal, medical, educational, etc.) 8 = Not reported (no responses for \$297.1 - \$297.8 selected) 9 = Not applicable (institutional owner, no other type of work) 			
OWNRTECH	Other Type of Work of Owner - 3	\$297.3	1	537
	 0 = Response not selected 1 = Technical 8 = Not reported (no responses for S297.1 - S297.8 selected) 9 = Not applicable (institutional owner, no other type of work) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNRADMN	Other Type of Work of Owner - 4	S297.4	1	538
	 0 = Response not selected 1 = Administrative support, clerical 8 = Not reported (no responses for S297.1 - S297.8 selected) 9 = Not applicable (institutional owner, no other type of work) 			
OWNRSALE	Other Type of Work of Owner - 5	S297.5	1	539
	 0 = Response not selected 1 = Sales 8 = Not reported (no responses for S297.1 - S297.8 selected) 9 = Not applicable (institutional owner, no other type of work) 			
OWNRCRFT	Other Type of Work of Owner - 6	S297.6	qua.	540
	 0 = Response not selected 1 = Precision craft or repair 8 = Not reported (no responses for S297.1 - S297.8 selected) 9 = Not applicable (institutional owner, no other type of work) 			
OWNRFARM	Other Type of Work of Owner - 7	\$297.7	1	541
	 0 = Response not selected 1 = Farming, forestry, or fishing 8 = Not reported (no responses for S297.1 - S297.8 selected) 9 = Not applicable (institutional owner, no other type of work) 			
OWNROTWK	Other Type of Work of Owner - 8	\$297.8	1	542
	 0 = Response not selected 1 = Other type of work 2 = No other type of work 8 = Not reported (no responses for S297.1 - S297.8 selected) 9 = Not applicable (institutional owner, no other type of work) Note: S297.1 through S297.8 should be 			
	considered 1 item			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OWNRLIVE	Where Owner Lives Most of the Time	\$298	2	543-544
	 01 = United States (including Puerto Rico) 02 = Canada 03 = Mexico 04 = Central America, South America, the Caribbean 05 = Europe 06 = Asia excluding the Middle East 07 = Middle East, North Africa 08 = Other Africa 09 = Australia, New Zealand, Pacific Islands 10 = Other 98 = Not reported 99 = Not applicable (Institutional owner) 			
OWNRVŠIT	How Often Did Owner Visit Property in Last 12 Months	S299	1	545
	 1 = More than once a week 2 = About once a week 3 = About twice a month 4 = About once a month 5 = Less than once a month 6 = Never or almost never 8 = Not reported 9 = Not applicable (Institutional owner) 			
OWNRBORN	Where Was Owner Born	S300	2	546-547
	 United States (including Puerto Rico) Carada Mexico Central America, South America, the Caribbean Europe Asia excluding the Middle East Middle East, North Africa OHer Africa Australia, New Zealand, Pacific Islands Other Not reported Not applicable (Institutional owner) 			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
YRSOWNED	How Long Has the Owner Owned Rental Property	S301	1	548
	1 = Less than 1 year 2 = 1 up to 3 years 3 = 3 up to 5 years 4 = 5 up to 10 years 5 = 10 years or more 8 = No* reported 9 = Not applicable (Institutional owner)			
CMPLQUES	Who Completed the Questionnaire	S302	- Quantum Company	549
	 1 = Property owner 2 = Property manager 3 = Other agent of owner 8 = Not reported 			
RENTBGIN	Rental Receipts-Time Period for Res. Receipt - Beginning	S303	4	550-553
	0193 = January 1993			
	 0396 = March 1996 (latest date possible) 9998 = Not reported			
RENTEND	Rental Receipts-Time Period for Res. Receipt - End	S304	4	554-557
	0193 = January 1993			
	 0396 = March 1996 (latest date possible) 9998 = Not reported			
OCSTBGIN	Operating Costs - Time Period for Receipt- Beginning	S305	4	558-561
	0193 = January 1993			
	 0396 = March 1996 (latest date possible) 9998 = Not reported			

NAME	DESCRIPTION	NO.	SIZE	LOCATION
OCSTEND	Operating Costs - Time Period for Receipt - End	\$306	4	562-565
	0193 = January 1993			
	 0396 = March 1996 (latest date possible) 9998 = Not reported			
FINSUWGT	Final Single-Unit Property Weight	S307	9	566-574
	Note: The final weight has 4 implied decimals			

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HIGHEST POSSIBLE MEAN VALUE ABOVE TOPCODE

POMS MULTI-UNIT

No.	Location	Variable Name	Mean <u>Value</u>
M5	10	RENT	1699
M38	81.	BLDGNUM	151
M39	84	OCCUPNUM	01187
M40	89	VACSALE	0085
M41	93	VACRENT	0180
M42	97	VACSLRN	0142
M43	101	VACNUM	046
M44	104	FURNSNUM	0406
M45	108	RENTFREE	014
M86	178	RENTRCPT	007630535
M90	195	CMRCRENT	001145608
M93	210	ADVCCSTS	00153670
M94	218	AUTOCOST	00030382
M95	226	CLEANCST	00241834
M96	234	COMMCOST	00083469
M97	242	INSURCST	00198629
M98	250	LEGALFEE	00106187
M99	258	MGMTFEES	00448834
M100	266	MTGINT	02821727
M101	274	MTGINS	00424886
M102	282	OTHERINT	00857427
M103	290	REPAIRS	00923967
M104	298	SUPPLIES	00477469
M105	306	RETAXES	00739179
M106	314	UTILCOST	00887748
M107	322	RFERCOST	00057567
M108	330	LAWNCOST	00131336
M109	338	TRSHCOST	00091133
M110	346	LABRCOST	01502258
M111	354	GRNDRENT	00668000
M112	362	OTHOPCST	02073341
M192	476	SEC8UNIT	00323
M280	579	PURPRICE	040700041
M283	592	VALUE	059018046
M304	632	MTGIAMT	033121335
M310	650	MTGPYMT	00237609

HIGHEST POSSIBLE MEAN VALUE ABOVE TOPCODE

POMS SINGLE-UNIT

		Variable	Mean
No.	Location	<u>Name</u>	<u>Value</u>
S5	10	RENT	1748
§67	133	RENTRCPT	021348
S70	145	ADVCOST	01247
S71	150	AUTOCOST	03034
S72	155	CLEANCST	03071
S73	160	COMMCOST	02354
S74	165	INSURCST	01846
S75	170	LEGALFEE	04610
S76	175	MGMTFEES	02733
S77	180	MTGINT	13127
S78	185	MTGINS	04996
S79	190	OTHERINT	13608
S80	195	REPAIRS	08839
S81	200	SUPPLIES	02176
S82	205	RETAXES	06455
S83	210	UTILCOST	07825
S84	215	RFERCOST	02100
S85	220	LAWNCOST	02400
S86	225	TRSHCOST	00822
S87	230	LABRCOST	04675
S88	235	GRNDRENT	04330
S89	240	CONDOCST	04427
S90	245	OTHOPCST	06071
S250	443	PURPRICE	0284775
S253	454	VALUE	0415926
S274	492	MTG1AMT	0257666
S280	508	MTGPYMT	02768

SOURCE AND ACCURACY STATEMENT

Property Owners and Managers Survey, 1995-1996

SAMPLE DESIGN

POMS Sample

The purpose of the Property Owners and Managers Survey (POMS) was to collect information from the owners and managers of rental properties on a wide range of topics about how they manage their units.

The POMS sample was selected from the 1993 AHS-National sample units. All units that fell into the following five categories from the 1993 AHS-National sample were selected for the POMS sample. There were 17,706 units falling into these classifications.

- 1. renter occupied in 1993
- 2. vacant for rent in 1993
- 3. vacant for sale or rent in 1993
- 4. rented, but not yet occupied in 1993
- 5. noninterviews in 1993 (units eligible for interview but for which we couldn't obtain an interview after repeated visits) that were either renter occupied, vacant for rent, vacant for sale or rent, or rented but not yet occupied in the 1989 or 1991 AHS-National surveys.

An additional selection criteria for the POMS sample was that it contain one 1993 AHS-National sample unit per property. In order to meet this selection criteria, we used AHS-National addresses and owner information to classify units into properties. Mobile home units were counted as a single property (the park was not considered a property). We then selected one AHS-National unit per property and dropped all remaining units from the POMS sample. We dropped 1,438 units in this sample reduction.

There were 16,268 units remaining in the POMS sample after the sample reduction.

Table 1 summarizes the 16,268 POMS sample units by POMS interview status and interview mode:

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Table 1.	Number of PON Mode	1S Sample Uni	ts by POMS Intervi	ew Status and Int	erview
			Total by		
Dates	Interview Mode	Interviews	Out-of-Scope Units	Noninterviews	Interview Mode
Nov, 1995- Feb, 1996	Mail Returns	1,980	394		2,385
March, 1995- June, 1996	Telephone or Personal Visit Follow- up	6,278	2,596	5,009	13,883
Nov, 1995- June, 1996	Total by Interview Status	8,258	2,990	5,020	16,268

- Out-of-scope units are given by the following:
 - part of a property owned by a public housing authority
 - owned by the United States military or by any other Federal Agency
 - vacant, available for sale only
 - vacant, but not available for sale or rent
 - occupied by the owner of the property
 - used primarily as a second or vacation home by the owner or people who rent on a daily, weekly, or short-term basis
 - rental at the time of the 1993 AHS-National survey but no longer rental at the time of the POMS
 - units that became rental after the 1993 AHS-National survey (i.e., owner units that became rental)
- We weren't able to complete follow-up procedures for 2,601 of the 5,009 units that we classified as noninterviewed units due to time constraints.

AHS-National Sample

We selected the AHS-National sample according to the following: First, we divided the United States into areas made up of counties or groups of counties and independent cities, which we refer to as primary sampling units (PSU's). We selected a sample of these PSU's. Then we selected a sample of housing units within these PSU's.

Selection of sample areas. The AHS sample is spread over 394 PSU's. These PSU's cover 878 counties and independent cities with coverage in all 50 States and the District of Columbia. If there were a sufficient number of housing units in a PSU; the PSU was known as a *self-representing* PSU and was in sample with certainty. The sample from the PSU represents only that PSU. There are 170 self-representing PSU's.

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We grouped the remaining PSU's into strata and selected one PSU per stratum to represent all PSU's in the stratum. We refer to these PSU's as *nonself-representing PSU's*. The sample of nonself-representing PSU's for AHS are a subsample of the Current Population Survey's (CPS) sample areas.

Selection of sample housing units. The AHS sample consists of the following housing units:

Housing units selected from the 1980 census

New construction in permit issuing areas

Housing units missed in the 1980 census

Other housing units added since the 1980 census

Housing units selected from the 1980 census. We selected a sample of housing units from the 1980 decennial census files using an overall sampling rate of about 1 in 2,148. We determined the within-PSU sampling rate so the overall probability of selection for each sample housing unit was the same (e.g., if the probability of selecting a NSR PSU was 1 in 10, then the within-PSU sampling rate would be 214.8).

We classified the areas within a PSU into two types based on (a) the completeness of the addresses in the areas that make up the PSU and (b) the presence of a system to monitor new construction through building permits. The two types of areas were known as address enumeration districts (ED's) or area ED's. We selected the sample of 1980 census units differently in the two types of areas.

In address ED's, most of the housing-unit addresses were complete, and the construction of new housing units was monitored by building permits. We selected a sample of housing units from the list of units that received long-form questionnaires in the 1980 census.

We also used the census files to select a sample of living quarters in address ED's that did not meet the definition of a housing unit (e.g., military barracks, college dorm). We used this sample to identify units that converted to housing units after the 1980 census.

In area ED's, 4 percent or more of the 1980 census addresses were either incomplete or inadequate or new construction was not governed by building permits (mostly rural areas).

We selected a sample of housing units from the list of units that received 1980 census long-form questionnaires in several steps. First, we grouped area ED's based on certain characteristics of interest. Then we selected a systematic sample of ED's. We selected a sample of land areas in these ED's. Finally, we selected a sample of housing units that received 1980 census long forms within the land areas.

New construction in permit issuing areas. The building permit frame covers only non-mobile home new construction. We selected the sample of permit new construction housing units from permits that were expected to be completed after April 1, 1980. In certain permit areas and for structures of certain sizes, we included permits issued as early as March 1979. But, for the most part, we included permits issued since July 1979. Within each PSU, we selected building permits monthly, based on certain geography characteristics.

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We created clusters of approximately four housing units and subsampled units within these clusters at the rate of 1 in 4, yielding clusters of size 1. The overall probability of selection of these units is about 1 in 2,148.

Housing units missed in the 1980 census. The Census Bureau conducted a special study, called the Housing Unit Coverage Study (HUCS), as part of the 1980 census. This study identified units at addresses missed or inadequately defined in the 1980 census. We included a sample of the units identified in the HUCS in the AHS sample.

Housing units added since the 1980 census. We picked up two other types of units added since the 1980 census: (a) units added within structures containing sample units and (b) whole structure additions that did not contain living quarters at the time of the 1980 census.

Within structure additions. These additions have a chance of being in sample because there is at least one unit that existed at the time of the 1980 census that was eligible for selection. We identified these adds in structures with at least one unit selected from the 1980 census sample and the HUCS sample. We also picked up adds in permit new construction, e.g., units added since the structure was completed.

Whole structure additions. These types of additions are units in structures that contained no living quarters at the time of the 1980 census. We used area sampling methods to identify these in all types of areas. Under area sampling, we list all housing units within a land area and then select a systematic sample.

Refer to the Current Housing Report H/150/93, 'American Housing Survey for the United States in 1993', for further details on the AHS-National sample design.

POMS WEIGHTING

The POMS weighting procedures produced unit-level weights that can be used to produce unit-level estimates of POMS characteristics. These estimates represent the universe of units in rental properties in 1993 that were still rental properties for the POMS.

We assigned each POMS unit a weight to reflect the probability of selection. We determined this weight by using the AHS probability of selection weight adjusted for the POMS one unit per property reduction. The remaining steps in the POMS weighting procedure are described below.

We made adjustments to the POMS interviewed units to account for units that could not be interviewed. Out-of-scope units were excluded from this procedure. We used 1993 AHS-National sample information to classify each POMS interviewed and noninterviewed unit into noninterview adjustment cells. If the 1993 AHS-National characteristic was not available, we used the AHS-National characteristic from 1991 or 1989. The cells included the following characteristics:

Geography (region, MSA status, urban/rural)

Units in structure

Number of rooms

We computed a factor for each cell and applied it to the corresponding interviewed units in the cell. The factors for each cell equaled the following ratio:

<u>Interviewed housing units + Noninterviewed housing units</u> <u>Interviewed housing units</u>

The remaining steps involved a four stage ratio estimation procedure that adjusted for the following: (a) sampling of nonself representing PSU's, (b) known sampling deficiencies in new construction, (c) differences between sample estimates and independent estimates of assisted rental units and (d) differences between the sample estimates and independent estimates of key renter characteristics for total housing units.

The *first stage* of this procedure reduced the portion of the variance due to the sampling of nonself-representing PSU's. The procedure accounted for differences that existed at the time of the 1980 census between the survey housing units estimated from the nonself-representing sample PSU's and the 1980 census count of housing units from all nonself-representing strata.

We computed factors accounting for these differences separately for the following characteristics: (a) region, (b) tenure, (c) metropolitan area status, and (d) urban or rural status. In addition, we use ethnicity (Hispanic, non-Hispanic) in the South and West regions and race (Black, non-Black) in the South region.

The first stage factor equaled the following ratio:

1980 census housing units

for all nonself-representing strata in a cell

Number of 1980 housing units in the same cell estimated from the sampling of nonself-representing PSU's

We calculated the numerators of the ratios by summing the 1980 census housing unit counts for each cell across all nonself-representing strata. We computed the denominators by weighting the 1980 census housing unit counts from each nonself-representing sample PSU by the inverse of the probability of selection for that PSU. Then we summed the weighted counts across all nonself-representing sample PSU's.

We applied the first stage ratio estimate factor to all POMS sample units in nonself-representing PSUs excluding noninterviews.

The second stage of the ratio estimation procedure adjusted the POMS sample estimates of new construction (i.e., units built since the 1980 census) to account for known deficiencies. Noninterviews were excluded from this procedure.

We classified the POMS interviewed and out-of-scope units into cells using the 1993 AHS-National sample characteristics. For nonmobile homes, we classified units into cells using characteristics for year built, units-in-structure, and region. For mobile homes, we classified units into cells using characteristics for model year and region.

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We then computed factors separately for each cell. The second stage factor equaled the following ratio:

AHS-National sample estimate for a cell POMS sample estimate in that cell

We computed the denominators of the above ratio by summing the existing POMS weight on each POMS interview and out-of-scope record after the first stage of ratio estimation over all records in a cell. We computed the numerators of the above ratio by summing the 1993 AHS-National final weight over all 1993 AHS-National interviewed records in a cell. The AHS-National new construction sample estimates reflect the ratio estimation to independent new construction controls that were based on the Survey of Construction and Survey of Mobile Home Placements. Refer to the Current Housing Report H/150/93, 'American Housing Survey for the United States in 1993', for further details on the AHS-National new construction ratio estimation procedure.

We applied the factor from this step to all POMS units in the cell excluding noninterviews.

The *third stage* of the ratio estimation procedure adjusted the POMS sample estimates to independent estimates of assisted rental units¹. Noninterviews were excluded from this procedure.

We classified POMS interviewed and out-of-scope units into the following four cells:

- 1. 1993 rental housing units under the management of a public housing authority²
- 2. 1993 rental housing units in assistance projects under the management of a private sponsor²
- 3. 1993 rental housing units with certificate and voucher holders³
- 4. 1993 rental housing units that aren't assisted (all POMS units not in cells 1-3)

We then computed the third stage ratio estimate factor for each cell using the following ratio:

independent estimate of housing units for a cell POMS sample estimate of housing units in that cell

[&]quot;assisted rental units" refers to the following units: rental units in assisted projects under the management of private sponsors; rental units under a public housing authority; and rental units containing voucher and certificate holders. Examples of assistance programs include rental units that received cash receipts from old age assistance, aid to families with dependent children, and aid to the blind or totally disabled.

²HUD determined the rental housing units in assistance projects under the management of a public housing authority or under the management of a private sponsor

³The Census Bureau took lists of 1993 AHS-National renter households to all identifiable local agencies who manage the certificate and voucher programs in the areas in which the AHS-National is conducted. The Census interviewers matched their AHS-National renters against the local agency files of certificate and voucher holders. The AHS-National units matching to the local agency files were defined as voucher and certificate renter assisted units.

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We computed the denominators of the above ratio by summing the existing POMS weight on each record after the second stage of ratio estimation over all records in a cell. For the numerator of assisted rental units (cells 1-3), we based our independent estimates on HUD's estimate of the total number of 1993 rental units in the cell. For cell 3, we obtained the independent estimate by multiplying the undercoverage factor from the 1993 AHS-National certificate and voucher weighting by the POMS sample estimate of cell 3 after the second stage ratio estimation.

For the numerator of the cell with housing units that weren't assisted (cell 4), we used the final weighted estimate of renter units using the 1993 AHS-National survey and subtracted out the independent estimates of assisted housing units (cells 1-3). The AHS-National sample estimates reflects the ratio estimation to independent controls of total housing units that were based on the 1990 census, the Current Population Survey, and the Housing and Vacancy Survey. Refer to the Current Housing Report H/150/93, 'American Housing Survey for the United States in 1993', for further details on the AHS-National ratio estimation procedures.

Then we applied the factor from this step to all POMS units in the cell excluding noninterviews.

The *fourth stage* of the ratio estimation procedure adjusts the POMS sample estimates of 1993 total renter housing units to the 1993 AHS-National sample estimate of total renter housing units. This procedure was done separately for 1993 renter occupied and 1993 vacant rental units. Noninterviews were excluded from this procedure.

We classified the POMS interviewed and out-of-scope units into cells using the AHS-National sample characteristics from 1993 or 1991 or 1989.

For POMS interviewed and out-of-scope units which were occupied for the 1993 AHS-National sample, we classified units into cells using the following AHS-National characteristics:

Region

Race of head of household (Black and non-Black)

Marital Status/Sex of head of household (married, other male, other female)

Age of head of household

For POMS interviewed and out-of-scope units which were vacant for the 1993 AHS-National sample, we classified units into cells using the following AHS-National characteristics:

Region

Metropolitan Statistical Area status

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We then computed the fourth stage factor for each cell using the following ratio:

AHS-National sample estimate of total housing units for a cell POMS sample estimate of total housing units in that cell

We computed the denominators of the above ratio by summing the existing POMS weight on each POMS interview and out-of-scope record after the third stage of ratio estimation over all records in a cell. We computed the numerators of the above ratio by summing the 1993 AHS-National final weight over all the 1993 AHS-National interviewed records in a cell. The AHS-National sample estimates reflect the ratio estimation to independent controls of total housing units. Refer to the Current Housing Report H/150/93, 'American Housing Survey for the United States in 1993', for further details on the AHS-National ratio estimation procedures.

We applied the factor from this step to all POMS units in the cell excluding noninterviews.

We repeated the second stage, third stage and fourth stage ratio estimation procedures to bring the POMS sample estimates into closer agreement with the independent estimates. We used the final weight resulting from all iterations as the final weight for the POMS sample.

As a result of these ratio estimation procedures, the sampling error for most statistics is less than if the sample were simply weighted by the inverse of the probability of selection.

NONSAMPLING ERRORS

We classify nonsampling errors into three groups: wrong answers, coverage errors, and nonresponse errors. These errors occur for many reasons and are usually the largest source of errors, larger than sampling errors.

Wrong answers. There are many reasons for wrong answers. The interviewers may affect the accuracy of the response by the way they ask the questions or by recording the data incorrectly. People may misunderstand questions, cannot recall the correct answer or do not want to give the right answer.

Since this is the first time the POMS questionnaires were used, questions may exist that are unclear to respondents. Unclear questions are usually revised based on studies of response for a survey which is done multiple times. As with any first time survey such as POMS, users should be wary of the potentially high level of wrong answers when drawing conclusions from the data.

Answers given may depend on the interview mode. There may be differences in interpreting questions between the three POMS interview modes (mail return, telephone follow-up, personal visit follow-up). POMS did not attempt to analyze differences between the interview modes.

Respondents may give different answers when they're asked the same questions at different times (response inconsistency). POMS could not catch and reconcile these inconsistencies so wrong answers still remain. The rate of response inconsistency and wrong answers vary by question. In general, questions measuring attitudes, opinions, or more subjective aspects tend to have higher response inconsistency rates than other items for surveys. The following are two examples of these types of questions: 1) How often did vandalism, theft, violence or drug usage happen in the last two years? and 2) How would you describe the legal requirements

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for eviction in this jurisdiction? Users should be wary of the potentially high level of response inconsistency for these types of questions when drawing conclusions from the data.

Coverage Errors. Each home in the POMS sample represents a large number of other homes. However, because of incomplete sampling lists (i.e., undercoverage), the homes in the survey do not fully represent all homes in the country. Therefore, the raw numbers from the survey are raised proportionally so that the POMS estimates of the total number of housing units match independent estimates of the total number of homes. These independent estimates are based on the 1990 Census of Housing, plus changes since then. The types of units that have known coverage deficiencies are given in Table 2.

Table 2. Undercoverage Units

Type of unit	Reason for undercoverage
Mobile homes	Poor coverage of new mobile home parks in address enumeration districts
Conventional new construction	Permits issued fewer than 6 months before interviewing are not considered
New construction in special places (e.g., hotels, rooming houses, staff quarters, etc)	Not covered
Whole structure additions	These units are chosen with the aid of screening questions. Eligible units could be missed and ineligible units included because of incorrect answers to the screening questions.
Conversions from nonresidential units	Nonresidential units at the time of the 1980 census which converted to residential units were missed.

Nonresponse Errors. There are two types of nonresponse. The first is item nonresponse and refers to partial interviews where information is not given for all items. The second is noninterviews where no information is collected about the sample unit. These two types of nonresponse were handled differently, as described below, and have the potential to introduce nonsampling error into the data.

Item Nonresponse

We assigned (imputed) values for units-in-property item nonresponse using AHS or POMS information. If AHS data from a prior year was available we used it. Otherwise, we used data from another POMS interview that was located geographically near the unit without data. We did this imputation separately by single and multi unit structures. This will cause nonsampling errors if our imputed values are different than the actual values. This was done for about 5 percent of the units in multi-unit structures.

Item nonresponse error also exists for items for which there are no imputations (not reported). The totals by

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item are distorted since they are based on reported cases only. The percentages by item may be distorted depending on how the nonresponse cases are distributed by the categories of that item.

The percent of not reported responses varied by item. In general, the percent of items not reported was less than 6% for characteristics pertaining to rental units, ranged 20-50% (multi unit properties) and 10-30% (single unit properties) for owner-oriented questions (acquisition and financing of the property and characteristics of the owner), and was less than 15% for the other items. Exceptions to these percentages include items pertaining to operating costs (15-50%), rental receipts, and items pertaining to characteristics of problem tenants and the manner in dealing with undesirable behavior and the restrictions/regulations (15-35%). Users should be wary of drawing conclusions for items with high "not reported" rates.

Noninterviews

Noninterviews were attributed to unit refusal, units which couldn't be located, and units that we couldn't complete the follow-up procedures for due to time constraints. Overall, POMS had a 38% nonresponse (noninterview) rate. The nonresponse rate varied somewhat by characteristic as shown below:

Nonresponse	Rate hv	Type o	f Pronerty	(Percent)
7 1 O K # E PO PO CO C E E E O C	Refer to t			

Characteristic	Multi Unit Properties	Single Unit Properties			
U.S. Total	40	36			
Region					
Northeast	38	41			
Midwest	35	32			
South	39	30			
West	48	42			
MSA					
Central City	42	38			
Balance	45	36			
nonMSA	29	25			

These noninterviews are represented in the POMS estimates by the noninterview adjustment step in the POMS weighting procedures (see POMS Weighting). The noninterview adjustment assumes that interviewed units of similar size and geographic location (i.e., region, MSA, urban/rural) can adequately represent the POMS characteristics of these noninterviews. This assumption is never exactly true so some nonresponse nonsampling error still exists for the POMS estimates. Since POMS had very high nonresponse rates, the potential for a relatively high level of nonresponse nonsampling error does exist for POMS and it could be the most severe type of nonsampling error for this survey.

SAMPLING ERRORS

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Definition. Error from sampling reflects how estimates from a sample vary from the actual value. (Note: "actual value" means the value that would appear if all housing units had been interviewed, under the same conditions, rather than only a sample). A confidence interval is a range which contains the actual estimate with a specified probability.

Counts. Sample estimates from POMS are counts of housing units (e.g., number of units with a year built of 1985-1989). These counts have error from sampling. Table 3 gives a convenient list of errors for a range of numbers. These errors are an overestimate for most items. As with the other types of errors, readers should be wary of numbers with large errors from sampling.

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Table 3. Errors from Sampling to Compute a 90 Percent Confidence Interval

When the number of units is one the following numbers-	The chances are 90 percent that the actual value is inside the range of plus or minus-
0	4,230
10,000	10,665
20,000	15,080
100,000	33,678
200,000	47,554
500,000	74,840
1,000,000	105,011
2,000,000	146,135
5,000,000	219,417
10,000,000	280,723
15,000,000	303,289
18,000,000	302,490
21,000,000	291,071

Source: These errors were computed based on a formula in table 4a or 4b with high error. This table represents a conservative example.

The error from sampling cannot be known exactly. We approximate it using the following error formula for constructing a 90 percent confidence interval:

$$1.64 \times \sqrt{4,230 \times A} = 0.000130 \times A^2$$

where A is a number (a count of units).

This formula is an overestimate for most items. To get a more accurate estimate, use the appropriate formula in Table 4a. or 4.b.

For example, the error from sampling for an estimate of 300,000 units (i.e., A = 300,000) is:

1.64
$$x \sqrt{4,230} \times 300,000 = 0.000130 \times 300,000^2 = 58,152$$
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The 90 percent confidence interval can then be formed by adding and subtracting this error to the survey estimate of 300,000 (i.e., $300,000 \pm 58,152$). Statements such as "the actual value is in the range $300,000 \pm 58,152$ (241,848 to 358,152)" are right 90 percent of the time and wrong 10 percent of the time.

Percents. Any subgroup can be shown as a percent of a larger group. The error from sampling for a 90 percent confidence interval for this percent is:

$$1.64 \times \sqrt{4,230 \times P \times (100 \ P) / A}$$

where P is the percent; A is the denominator, or base of the percent.⁵

This formula is an overestimate for most items. To get a more accurate estimate, replace the first number under the square root sign with the first number under the square root sign of the appropriate formula in Table 4.a or 4.b.

For example the error from sampling for a 90 percent confidence interval for 40 percent of 200,000 is:

$$1.64 \times \sqrt{4,230 \times 40 \times 60/200,000} 11.7$$

Statements such as "the actual percent is in the range 28.3 percent to 51.7 percent" are right 90 percent of the time.

Note that when a ratio C/D is computed where C is *not* a subgroup of D (for example the number of units having owners with limited partnership as a ratio of the number of units with owners of general partnership) the error from sampling is different. The error from sampling for a 90 percent confidence interval for a ratio C/D^6 is:

(C/D)
$$x \sqrt{((error \ for \ C) \ / \ C)^2 \ ((error \ for \ D) \ / \ D)^2}$$

⁴The formula in the text is based on 1.64 times the error from sampling. This formula gives "90 percent confidence interval errors." For 95-percent confidence interval errors multiply by 1.96 instead of 1.64; for 99-percent confidence multiply by 2.58 instead of 1.64.

⁵This formula is actually 1.64 $x \sqrt{(p(100 \ p)/n_{\star})}$ since 4,230/A adjusts the data to the effective sample size.

⁶The error for C should be interpreted as the error for a 90-percent confidence interval for C. Likewise, the error for D should be interpreted as the error for a 90-percent confidence interval for D.

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Medians. The following steps calculate the error from sampling for a 90 percent confidence interval for medians.

Steps for Calculations	the formula	an example	your data
How many total units is the median based on (in thousands, exclude 'not reported')?	A	200,000	
What are the endpoints of the category the median is in?	X - Y	\$50-74	M-ASPINING ASSAULAPIA
What is the width of this category (in dollars, rooms, or whatever the item measures)?	W	\$25	
How many housing units are in this median category (in thousands)?	В	30,000	
Then the error from sampling for the median is approximately: ⁸ 53	3,33 <i>x W x √A</i> B	$\frac{53.33 \times 25 \times \sqrt{200,000}}{30,000}$	-
The OO comment and identify		= \$20	
The 90 percent confidence interval for the median is: median ±	$\frac{53,33 \times W \times \sqrt{A}}{B}$	median ± \$20	water of the second

⁷For small bases use the more accurate approach in table 5.

⁸The factor 53.33 is a conservative estimate for most items. For a better approximation, find the appropriate formula in table 4 and divide the first number under the square root sign by 4,230. Take the square root of this answer and multiply by 53.33 to get your factor.

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Differences. Two numbers (representing the number of units for two POMS characteristics), like 34,000 and 40,000 or 40 percent and 45 percent have a "statistically significant difference" if their ranges of error from sampling for a 90-percent confidence interval do not overlap. When ranges of error for a 90-percent confidence interval do overlap, numbers are still statistically different if the result of subtracting one from the other is more than:

Formula9

$$\sqrt{(error\ for\ first\ number)^2}$$
 (error\ for\ second\ number)^2

For example, if the first number is 34,000 with an error of 19,657 and the second number is 40,000 with an error of 21,319, then the 90 percent confidence interval error for this difference of 6,000 is:

$$\sqrt{19,657^2 \quad 21,319^2} \quad 28,999$$

Since the difference is less than this error, these two numbers are not statistically different.

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⁹Error for first number should be interpreted as the error for a 90-percent confidence interval for the first number. Likewise, error for second number should be interpreted as the error for a 90-percent confidence interval for the second number.

Error Formulas from Sampling to Compute a 90-percent Confidence Interval

Use the formulas in table 4a for single unit properties. Use the formulas for all items in each region/MSA and for the U.S. except as noted for mobile homes and for single family attached house.

Use the formulas in table 4b for multi unit properties. Use the formulas for all items in each region/MSA and for the U.S. except as noted for units-in-property 20+.

Table 4a. Error Formulas From Sampling to Compute a 90-Percent Confidence Interval for Single Unit Properties

Item	Error formulas
All Items Excluding Mobile Home and Single family attached house U.S. Northeast Midwest West Central City	$1.64x \sqrt{3,852x4} = 0.000195x4^{\frac{7}{2}}$
South Balance	$1.64x\sqrt{4,103}x^{4} = 0.000051xA^{\frac{1}{2}}$ $1.64x\sqrt{3,760}x^{4} = 0.001315xA^{\frac{1}{2}}$
Single family attached house	$1.64x\sqrt{3,760xA} = 0.001315xA^{\frac{7}{2}}$ $1.64x\sqrt{4,696xA} = 0.004653xA^{\frac{7}{2}}$

Note: The formulas are based on 1.64 times error from sampling. These formulas give 90-percent confidence interval errors. For 95-percent confidence interval errors multiply by 1.96 instead of 1.64; for 99-percent confidence interval errors, multiply by 2.58 instead of 1.64.

Table 4b. Error Formulas From Sampling to Compute a 90-Percent Confidence Interval for Multi Unit Properties

Characteristics	Error formulas
All Items Excluding Units-in property 20+ U.S. Northeast Midwest South West	$1.64x\sqrt{4,230xA} = 0.000130xA^{\frac{7}{2}}$
Central City Balance	$1.64x\sqrt{4,057xA} = 0.000042xA^{\frac{7}{2}}$
Outside MSA	$1.64x\sqrt{5,192x4} = 0.002763xA^{\frac{3}{2}}$
Units-in property 20+	$1.64x\sqrt{3,972x4} \qquad 0.000333x4^{-2}$

Note: The formulas are based on 1.64 times error from sampling. These formulas give 90-percent confidence interval errors. For 95-percent confidence interval errors multiply by 1.96 instead of 1.64; for 99-percent confidence interval errors, multiply by 2.58 instead of 1.64.

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Table 5. Calculation of the 90-Percent Confidence Interval for Medians

The following steps calculate the 90-percent confidence interval for medians. First we give some hypothetical cost data to work with (all numbers are in thousands):

		Cumulative number of
		housing units
Total housing units	209,000	-
Less than \$25	50,000	50,000
\$25 to \$49	45,000	95,000
\$50 to \$74	30.000	125,000
\$75 to \$99	20,000	145,000
\$100 or more	55,000	200,000
Not reported	9.000	-
Median	\$54	-

Steps for Calculations	Formula	Bottom Li	imît	Top Limit	
steps for calculations	romuta	Example	Your data	Example	Your data
How many total units is the median based on (in thousands, exclude 'not reported' and 'don't know')?	А	200,000			
Half the total, for the Median (in thousands)	A/2	100,000			
Error from sampling for 50 percent of the base of this median (1st line)	5,333√ √Ā	12			
Multiply this percentage error by .01 to turn into a fraction and by total units to give the error in housing units	53.33√A	23,850			indistricti wasa pransanananan
Bottom of error range (2nd line minus 4th line, in thousands)	B _{bottom}	* 76,150			
Top of error range (2nd line plus 4th line, in thousands	8 _{top}			* 123,850	A THE STREET STREET, S
* Start adding up the housing units in the table, category by category, cumulatively from the beginning of the table, until you exceed the starred number above. What interval does the starred number					Andrew of translation
fall in?		\$25-\$49		\$50-\$74	***
How many housing units are in all the categories before this one (in thousands)?	С	50,000		95,000	
How many housing units are in this category (in thousands)?	D	45,000		30,000	www.history.com
What is the bottom limit of this category (in dollars, rooms, or whatever the item measures)?	E	\$25		\$50	
What is the bottom limit of the next category (in dollars, rooms, etc)?	F	\$50		\$75	recent description of the second seco
Formula to calculate the limits of confidence interval	$\frac{B \ C}{D}(F \ E) \ E$	76,150 50,000 45,000 (25) 25			-
Limits of confidence interval (in dollars, rooms etc)		\$40		\$74	

^{*} Starting with the starred step, this worksheet is equivalent to interpolation, for those who are familiar with this term.

¹⁰Statistical note: This formula is based on the error from sampling for 50 percent (using the formula above.

^{1 64}x/4,230x30x100 500/x) \$,333x/xi. This formula is an overestimate for most items. For a more accurate answer, replace the first number under the square foot sign with the first number under the square root sign of the appropriate formula in table 4a or 4b.

USER NOTES

This section will contain information relevant to the *Property Owners and Managers Survey, 1995-1996* file that becomes available after the file is released. The cover letter to the updated information should be filed behind this page. User notes will be sent to all users who purchased their file or technical documentation from the Census Bureau.

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